



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Proposal

1 message

Aaron Crews <acrews@tigadvisors.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>
Cc: Enith Crews <enithcrews@gmail.com>

Fri, Jul 25, 2025 at 6:34 PM

Hi David,

I'm reaching out to voice my strong concerns about the Ashford Place development. Packing that many units into a small footprint—with tight single-car garages and zero dedicated guest parking—feels shortsighted and out of sync with the surrounding neighborhood.

This kind of dense buildout would bring heavier traffic, spillover parking, and real safety concerns for families and pedestrians. The area simply isn't equipped for it, and I worry it would overwhelm existing infrastructure and compromise quality of life for nearby residents. Not to mention home values.

I urge the city to take a closer look at the long-term implications before approving anything.

It's a bad move/look.

Thanks for reading and considering.

Aaron Crews

Client Executive
TIG Advisors

Sent from my

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David Kunz <david.kunz@como.gov>

Oppose Tri-plex Ashford Development

1 message

ALEECE RHINEHART <aleece3@hotmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>
Cc: Matt Rhinehart <mjrpj@hotmail.com>, "David.jhenley2015@gmail.com" <David.jhenley2015@gmail.com>

Sun, Jul 27, 2025 at 9:35 PM

Subject: Concerns Regarding Proposed Tri-Plex Development Near The Brooks

Dear David Kunz / City Planner,

I hope this message finds you well. I'm writing as a resident of The Brooks I want to express serious concerns regarding the proposed tri-plex Ashford development adjacent to our community.

My family and I recently made a significant investment in our home here, (501 Bandon Dunes Ct) based on the understanding that this was a quiet, family-centered neighborhood. The proposed high-density development threatens to undermine both the character of this area and the value of the investments many of us have made.

Specifically, I would like to raise the following concerns:

- **Property Values:** The introduction of high-density rental housing—especially units marketed toward short-term tenants or college students—has the potential to negatively affect the long-term value of single-family homes in our neighborhood.
- **Safety and Livability:** As a parent of young children, I am deeply concerned about increased traffic, parking overflow, and noise. These all pose real threats to the safe, peaceful environment our neighborhood currently offers.

- Community Cohesion: The proposed development would shift the balance of our neighborhood from a stable, resident-owned area to a more transient one. We fear this could erode the strong sense of community that currently exists here.

We are not opposed to responsible growth, but we ask that the city reconsider this particular Ashford development's placement and scale. At the very least, we respectfully request that the city engage more directly with residents through a community meeting or formal feedback session before proceeding.

Thank you for your time and attention to this matter. I look forward to hearing from you and am hopeful that the City of Columbia will make a decision that preserves the integrity and well-being of our neighborhood.

Sincerely,

Aleece Rhinehart and Matthew Rhinehart

[501 Bandon Dunes Ct., Columbia, MO 65201](#)

816-896-2576

Get [Outlook for iOS](#)



David Kunz <david.kunz@como.gov>

Opposition to Ashford place development

1 message

Alissah Dickey <alissahdickey@gmail.com>
To: david.kunz@como.gov

Sat, Jul 26, 2025 at 6:51 AM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Alissah Boger
Resident of Columbia, MO



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

Ashley Hill <hillashley284@gmail.com>
To: david.kunz@como.gov

Fri, Jul 25, 2025 at 10:03 PM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Ashley Woods
[604 Sahalee Ct. Columbia, MO 65201](mailto:604SahaleeCtColumbiaMO65201)
Resident of Columbia, MO

Ashford Place proposal comments

Ashley Hofmann <ashley.hofmann85@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Thu, Jul 24, 2025 at 10:51 AM

Hi David,

I'd like to share some thoughts on the Ashford Place proposed plan development in advance of the August 7 planning commission meeting. I live at 905 Sagemoor Dr.

From what I can tell looking at the plot and reading your email to our neighbor Robert that El Chaparral will not connect to WW, it appears that Sagemoor is the main entrance for the 77 new units.

My main concern is speeding traffic on Sagemoor, which is a straight road from Broadway to the cul-de-sac and already experiences speeding from vehicles related to new construction on adjoining streets, including privately owned cars and trucks as well as business vans and trailers. Curves do not seem to prevent speeding, as we often see speeding traffic on Hoylake during our evening walks from what I believe to be people using Hoylake as a cut through, not people who live in the neighborhood.

If this new development moves forward, I would expect that stop signs be installed where Sagemoor intersects with Estacada, Royal County, and Kingston Heath.

Thank you for working with Robert, Terry, and other neighbors to ensure this is a smooth process for everyone involved.

Best,
Ashley Hofmann

Opposition to Ashford Place Development

1 message

Austin Bryan <austin.bryan15@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>
Cc: "jhenley2015@gmail.com" <jhenley2015@gmail.com>

Tue, Jul 29, 2025 at 3:06 PM

Mr. Kunz,

I live on Sagemoor Drive within the Brooks and I am writing to express my concerns about the proposed Ashford Place development north of the existing Brooks community. The proposed community of 77 single-family triplex units lacks sufficient infrastructure planning and will cause serious issues with traffic and pedestrian safety, disproportionately so on Sagemoor Drive.

My concerns are detailed below:

1. Without proper infrastructure to access this proposed community, the only access point will be Sagemoor Drive. The average household has about two cars each, so this will result in 154 additional cars utilizing Sagemoor on a daily basis. This is in addition to the households within the third phase of the Brooks that already use this as an access point to the neighborhood. Sagemoor is a straight shot into this proposed community, so one can only assume that without proper traffic control on Sagemoor, residents will be driving in excess of any posted or recommended speed limits as they connect to/from Route WW. Hoylake Drive is already used as a shortcut between Route WW and Rolling Hills Rd with cars frequently going well in excess of the posted speed limits. My fear would be that Sagemoor becomes the same for residents of Ashford Place.
2. Residents of the Brooks spend a lot of time outside in our community, either walking around or playing with their kids. My wife and I often walk our dogs around the Brooks, and I was looking forward to raising kids in the neighborhood and feeling safe with them being outside in such a lovely community. The current infrastructure plan for this community as detailed above would significantly impact our ability to comfortably walk around, much less allow our kids to play outside unsupervised.
3. This community will increase traffic at Sagemoor Dr and Route WW significantly. Traffic already backs up at the intersection of Route WW and El Chaparral Ave during high congestion hours, and the third phase of the Brooks still is nowhere near complete. The addition of 77 single family units and 154 additional cars will further complicate the traffic issues on this stretch of Route WW.

I respectfully urge your office to reconsider this planned community and its impact on nearby communities. Please retain this email as documentation for the Planning and Zoning Commission meeting on 8/7.

Sincerely,
Austin Bryan
901 Sagemoor Dr.



David Kunz <david.kunz@como.gov>

Re-Zoning for "Ashford Place"

1 message

Bartley Stevenson <bmilamproperties@gmail.com>
To: david.kunz@como.gov

Mon, Jul 28, 2025 at 1:17 PM

Bartley Stevenson
7100 I-70 Drive SE
Columbia, MO 65201
bmilamproperties@gmail.com

July 28, 2025

City of Columbia Planning and Zoning Department

Re: Rezoning Application for "Ashford Place" Development

To Whom It May Concern,

I am writing to formally express my opposition to the rezoning application submitted for the proposed "Ashford Place" development, which includes the construction of 77 triplex units in our community.

As a local resident and property owner, I have significant concerns about the impact this high-density housing project would have on the surrounding neighborhood. Our area is currently single-family homes as well as high-end, executive-style rentals that contribute to the value, appeal, and character of the community. Introducing a development of this scale and density would be inconsistent with the existing residential profile and would likely lead to a reduction in property values for nearby homes and existing residents.

Furthermore, the proposed plan appears to allow for single-car driveways with no designated visitor parking. This lack of sufficient on-site parking will undoubtedly result in overflow onto adjacent streets, exacerbating traffic congestion and creating potential safety hazards for pedestrians and drivers alike. The area already experiences traffic volume challenges, and the addition of 77 units would place further strain on our infrastructure.

There is also growing concern among neighboring residents about whether the current utilities—water, sewer, and electrical systems—can support a development of this magnitude. Without comprehensive infrastructure improvements, this project risks placing an unsustainable burden on existing systems.

I, along with many fellow residents, strongly urge the Planning and Zoning Department to consider these concerns when reviewing this application. We respectfully request that this rezoning be denied to preserve the integrity, safety, and long-term sustainability of our community.

Thank you for your time and thoughtful consideration of this matter.

Sincerely,

Bartley Stevenson

Milam Properties, LLC

7100 I-70 Drive SE

Columbia, MO 65201

Main E-mail (Katie Nickerson): bmilamproperties@gmail.com

Bartley Stevenson: (573) 999-0675



David Kunz <david.kunz@como.gov>

Ashford Place- Concerns- Do Not Approve

1 message

Becky Simons <beckymsimons@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Tue, Jul 29, 2025 at 8:19 AM

Dear Mr. Kunz,

I regret that I will be unable to attend the meeting scheduled for August 7th. However, I would like to formally express my concerns regarding the proposed Ashford Place development adjacent to The Brooks subdivision.

My concerns are as follows:

- **Lack of Architectural Plans:** No renderings or detailed plans have been presented regarding building elevations, landscaping, or architectural design. The Brooks was developed with strict architectural standards, and introducing a neighboring development without similar restrictions could negatively impact both the safety and property values of our community.
- **Density and Parking Issues:** The proposed density, combined with units offering only one-car garages, raises concerns about traffic congestion and inadequate parking. The absence of designated visitor parking could lead to overflow into The Brooks, creating further strain on our infrastructure.
- **Unclear Ownership Structure:** There has been no clarification on whether the units will be owner-occupied or rentals. A mixed-use model often results in higher turnover, reduced property upkeep, and increased safety concerns.
- **Lack of HOA Covenants:** No homeowners association covenants or maintenance standards have been shared. Without these, there is a risk of under-maintained properties, which could diminish the value of adjacent homes.
- **Traffic Flow and Community Impact:** The proposed development would connect to The Brooks in two locations. Our HOA is responsible for maintaining common areas, and increased traffic from a high-density development could compromise both safety and the quality of life we've worked hard to establish.

For these reasons, I strongly oppose the approval of the Ashford Place development in its current form. The lack of transparency and planning details poses a significant risk to the integrity and safety of our community.

Thank you for your time and consideration.

Sincerely,
Becky Simons
The Brooks Community Member
314-753-3696

----- Forwarded message -----

From: Robb Bong <rc16bong@gmail.com>
Date: Mon, Oct 27, 2025 at 4:57 PM
Subject:
To: ward3@como.gov <ward3@como.gov>

To: Jacque Sample Ward 3

From: Robb Bong 709 Sagemoor Dr, Columbia, MO.

Subject: Opposition to Routing Ashford Place Traffic Through Our Subdivision

Date: 27 October 2025

Dear Councilwoman Sample

I am writing to formally express my strong opposition to the proposed plan that would route all traffic from the proposed Ashford Place development through The Brooks subdivision. While I understand the need for new housing and development in our community, the current traffic design creates significant risks and unfair burdens for existing residents.

Key Concerns

1. Safety Risks:

Our subdivision streets were designed for low-volume residential traffic. Directing all Ashford Place traffic through them will substantially increase vehicle counts, raising the risk of accidents, speeding, and hazards to children, pedestrians, and cyclists.

2. Infrastructure Strain:

Premature wear on our streets and increased maintenance costs will become the responsibility of taxpayers and homeowners, not the developer.

3. Quality of Life Impacts:

Increased congestion, noise, parking, and pollution will reduce the livability of our subdivision. Families who invested in a quiet residential neighborhood will be unfairly penalized.

4. Equity & Planning Principles:

Good urban planning seeks to distribute impacts fairly. Concentrating all new development traffic into one subdivision, rather than creating direct access to main thoroughfares, shifts the developer's burden onto existing residents.

Request

I respectfully request that the City Council reject or modify the current traffic plan for the Ashford Place development. Instead, I urge you to require the developer to design direct ingress/egress to adjacent arterial roads, thereby:

- Preserving neighborhood safety,
- Preventing disproportionate impacts on one subdivision, and
- Ensuring sustainable long-term planning for the community.

Closing

We welcome thoughtful development, but not at the expense of the safety and well-being of established neighborhoods. I urge you to carefully consider these concerns and protect our community.

Thank you for your time and service.

Respectfully,
Robb Bong
709 Sagemoor Drive Columbia, MO

cell: 573-424-0107

e-mail: rc16bong@gmail.com



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

Brady Fleshman <bradyafleshman@gmail.com>
To: david.kunz@como.gov

Fri, Jul 25, 2025 at 10:50 PM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Brady Fleshman
[473 Bandon Dunes Ct](#)
Resident of Columbia, MO

August 1, 2025

Brian T. Keller, PhD
913 Brockton Dr.
Columbia, Missouri 65201
Email: btkeller@missouri.edu

Columbia Missouri Planning Commission

Dear Commissioners,

I am writing to express my strong opposition to the proposed Ashford Place Planned Development, which is scheduled for review at the Planning Commission meeting on August 7, 2025. As a resident of the Brooks Subdivision, I am deeply concerned about the negative impact this project would have on our neighborhood's safety, infrastructure, and overall quality of life.

The proposal includes 25 triplex structures—totaling 77 residential units—on 24.13 acres immediately adjacent to the northwest corner of our community. This level of density is wholly out of character with the existing single-family development in the area and places significant pressure on our already limited infrastructure and roads. The number of units will certainly increase the traffic, especially on Sagemoor Dr., which is not designed to support this density of units. Furthermore, each of these units is designed with only a single-car driveway and no visitor parking, which will almost certainly lead to increased on-street parking, resulting in congestion, limited access for emergency vehicles, and general disruption to the neighborhood.

Additionally, the development lacks essential elements such as open green space or recreational areas for children and families. It also provides no information about building aesthetics, construction materials, or landscaping plans, leaving serious questions about how well this project would visually and functionally integrate with its surroundings.

Perhaps most concerning is the anticipated traffic impact on E. Broadway (section passed US-63). This serves as a primary access point for both the Brooks Subdivision and surrounding neighborhoods, and is already heavily congested—particularly during morning and evening peak hours. The two-lane road, which runs partially on county land, is not large enough to support the additional high-density new units. By allowing the units to be built, it will introduce even more vehicles into an already overburdened traffic corridor, creating further safety and mobility challenges for residents.

Many members of our community plan to attend the August 7 meeting to speak directly to these concerns. Unfortunately, I cannot attend the meeting myself. I urge the Commission to deny the approval of these plans.

Thank you for your time, attention, and dedication to protecting the integrity of Columbia's neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian T. Keller".

Brian T. Keller, Ph.D.



David Kunz <david.kunz@como.gov>

Ashford Place Development Feedback

Brian Kneibel <briankneibel@gmail.com>
To: david.kunz@como.gov
Cc: jhenley2015@gmail.com

Wed, Sep 3, 2025 at 10:26 PM

Hi David,

I wanted to follow up on my previous message as I realized my earlier attempt to reach out didn't go through as I am traveling this week for business.

I know we have the upcoming P&Z meeting and I wanted to again express my objection to the Ashford Place Development. This objection is for the complete development but more specifically the fact that the current plan calls for the connection to Ashford Place via Sagemore vs a direct connection from El Chaparral. The main reason for this concern is traffic and more specifically safety of residents due to traffic as I live off of Hoylake and everyday I witness traffic speeding through as a pass through. As we add more high density apartments this risk is only going to increase, and as of now Hoylake traffic abatement is not being implemented in the near term horizon and this risk is going to expand to Sagemore with the development as planned.

I am happy to provide any further feedback as desired as it relates to the planned development.

Regards,
Brian

Brian Kneibel
616-606-0221
4805 Stayton Ferry Loop
Columbia, MO 65201

> On Aug 1, 2025, at 2:16 PM, Brian Kneibel <Briankneibel@gmail.com> wrote:
>
> Dear Members of the City Planning Department,
[Quoted text hidden]

Ashford Place Development Feedback

1 message

Brian Kneibel <briankneibel@gmail.com>

Fri, Aug 1, 2025 at 2:16 PM

To: david.kunz@como.gov

Cc: Amber Kneibel <amberjkneibel@gmail.com>, jhenley2015@gmail.com

Dear Members of the City Planning Department,

I am writing to formally express my opposition to the proposed rezoning application for the property designated as "Ashford Place," located near my residence at 4805 Stayton Ferry Loop adjacent to Sagemoor Drive, which serves as a primary access route for our neighborhood. I respectfully submit the following concerns for your consideration:

Property Values and Neighborhood Compatibility

The proposed development represents a significant departure from the established single-family residential character of our neighborhood, where median property values approximate \$500,000. The introduction of higher-density housing may adversely impact property valuations and alter the residential fabric that defines our community.

Land Use Optimization

After careful consideration of the site characteristics and surrounding context, I believe the proposed triplex development does not represent the optimal use of this parcel. Alternative development approaches that better align with existing neighborhood density and character would serve both the community and the city's long-term planning objectives more effectively.

Community Sentiment

Based on discussions with neighboring residents, there appears to be substantial community concern regarding this proposed rezoning. This collective apprehension reflects genuine concerns about compatibility and the precedent such approval might establish for future development in our area.

Infrastructure and Quality of Life Considerations

Any new development should demonstrate adequate infrastructure capacity to support increased density without compromising the quality of life for existing residents. This includes considerations for traffic patterns, utilities, and community services.

I respectfully urge the City Planning Department to deny this rezoning request and encourage development proposals that maintain compatibility with the established neighborhood character while meeting the city's broader housing and development goals.

I request that this correspondence be included in the official record for this application and that I receive notification of all public hearings and decisions related to this matter.

Thank you for your consideration of these concerns and for your continued service to our community.

Respectfully submitted,

Brian & Amber Kneibel

Brian Kneibel
616-606-0221
4805 Stayton Ferry Loop
Columbia, MO 65201

Proposed Re-zoning "Ashford Place"

Brooke Maher <cbrookemaher@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Fri, Jul 25, 2025 at 11:29 AM

Dear Members of the City Planning Department,

I am writing to formally express my strong opposition to the proposed rezoning of the property proposed to be called "Ashford Place", which is behind my residence at 809 Brockton Drive and adjacent to my main egress out of the neighborhood, Sagemoor Drive. I understand this rezoning would permit the construction of triplex buildings on a parcel currently zoned for single-family residential.

My primary and most significant concern regarding this proposed development is the inadequacy of the planned parking, specifically the provision of only single-car garages per unit with no dedicated guest parking. This design is highly problematic and will inevitably lead to severe parking congestion in our neighborhood. With three units, each potentially housing multiple vehicles, and only one garage space per unit, the overflow will spill onto the already limited street parking on Sagemoor Drive, which is my primary route of leaving the neighborhood for work, groceries, etc. This will not only create inconvenience for existing residents but also pose safety hazards by obstructing traffic flow, reducing visibility, and hindering emergency vehicle access. The absence of any guest parking exacerbates this issue, forcing visitors to compete for scarce street spaces.

Furthermore, I am concerned about the potential negative impacts on the character and quality of life in our established neighborhood. Increased density without adequate infrastructure, particularly parking, can lead to:

- **Increased Traffic Volume:** More residents mean more vehicles entering and exiting our streets, contributing to traffic congestion and noise.
- **Strain on Public Services:** An increase in population can place additional demands on local services such as waste management, water, and sewage systems.
- **Impact on Property Values:** The aesthetic and functional degradation caused by excessive street parking and increased density may negatively affect the property values of surrounding homes which the median home price is currently \$489.5K.
- **Loss of Neighborhood Character:** Our neighborhood currently enjoys a quiet, family-friendly, private atmosphere, which could be significantly altered by a high-density development lacking appropriate amenities.

I urge the City Planning Department to carefully consider these significant concerns and deny the rezoning request for the property at Ashford Place. It is imperative that any new development aligns with the existing neighborhood character and provides sufficient infrastructure to support its residents without negatively impacting the quality of life for current homeowners.

I respectfully request that this letter be made part of the official record for this rezoning application and that I be notified of any public hearings or decisions related to this matter.

Thank you for your time and consideration of this important issue.

Sincerely,

C. Brooke Maher, 809 Brockton Drive

Proposed Re-zoning "Ashford Place"

Brooke Maher <cbrookemaher@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Fri, Jul 25, 2025 at 11:29 AM

Dear Members of the City Planning Department,

I am writing to formally express my strong opposition to the proposed rezoning of the property proposed to be called "Ashford Place", which is behind my residence at 809 Brockton Drive and adjacent to my main egress out of the neighborhood, Sagemoor Drive. I understand this rezoning would permit the construction of triplex buildings on a parcel currently zoned for single-family residential.

My primary and most significant concern regarding this proposed development is the inadequacy of the planned parking, specifically the provision of only single-car garages per unit with no dedicated guest parking. This design is highly problematic and will inevitably lead to severe parking congestion in our neighborhood. With three units, each potentially housing multiple vehicles, and only one garage space per unit, the overflow will spill onto the already limited street parking on Sagemoor Drive, which is my primary route of leaving the neighborhood for work, groceries, etc. This will not only create inconvenience for existing residents but also pose safety hazards by obstructing traffic flow, reducing visibility, and hindering emergency vehicle access. The absence of any guest parking exacerbates this issue, forcing visitors to compete for scarce street spaces.

Furthermore, I am concerned about the potential negative impacts on the character and quality of life in our established neighborhood. Increased density without adequate infrastructure, particularly parking, can lead to:

- **Increased Traffic Volume:** More residents mean more vehicles entering and exiting our streets, contributing to traffic congestion and noise.
- **Strain on Public Services:** An increase in population can place additional demands on local services such as waste management, water, and sewage systems.
- **Impact on Property Values:** The aesthetic and functional degradation caused by excessive street parking and increased density may negatively affect the property values of surrounding homes which the median home price is currently \$489.5K.
- **Loss of Neighborhood Character:** Our neighborhood currently enjoys a quiet, family-friendly, private atmosphere, which could be significantly altered by a high-density development lacking appropriate amenities.

I urge the City Planning Department to carefully consider these significant concerns and deny the rezoning request for the property at Ashford Place. It is imperative that any new development aligns with the existing neighborhood character and provides sufficient infrastructure to support its residents without negatively impacting the quality of life for current homeowners.

I respectfully request that this letter be made part of the official record for this rezoning application and that I be notified of any public hearings or decisions related to this matter.

Thank you for your time and consideration of this important issue.

Sincerely,

C. Brooke Maher, 809 Brockton Drive



David Kunz <david.kunz@como.gov>

Ashford Place Proposal Opposition

1 message

Caleb Stephenson <calebmstephenson@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Thu, Jul 31, 2025 at 4:44 PM

Hello David,

My name is Caleb Stephenson and I live at 905 Sagemoor Drive in The Brooks' neighborhood. I am writing to formally express my opposition to the proposed Ashford Place triplexes, located directly north of The Brooks and which would utilize Sagemoor Drive road infrastructure to connect to Broadway/WW. This proposed development is on the Planning and Zoning Commission meeting agenda for August 7, 2025.

My opposition to this proposed development is due to a few key factors:

1. The entire Brooks neighborhood is comprised of single family homes, with households mostly consisting of young families or retirees. Placing a higher density triplex development in the middle of The Brooks is poor zoning continuity and is incompatible with the surrounding community's character and goals.
2. This proposed higher density development would cause exponentially more traffic on Sagemoor Drive, which it is not equipped to handle. The Brooks already has speeding and reckless driving issues on Hoylake Drive, which the city has been made aware of multiple times. Sagemoor is a straight road compared to Hoylake and these issues will be replicated on Sagemoor if this development is approved. As mentioned above, the neighborhood has many young families with children often playing outside and this increased traffic would be a safety risk to them. Additionally, without sufficient parking for such a high density development, congestion and overflow parking would impact The Brooks' neighbors.
3. Increased traffic would also be a risk to driver's as the turn lane from eastbound Broadway/WW into The Brooks is situated just over a hill and can hold very few cars. Allowing high density development would increase the safety risk for both Brooks residents and surrounding neighborhood drivers.

I also want to be clear that I am not opposed to all development of the plot located directly north of Sagemoor. Troy Miller (the current owner) should be allowed to develop the property. However, alternative development approaches that better align with existing neighborhood density and context would serve both the community and the city's long-term planning objectives more effectively. As an example, I would not have opposition to a development consisting of single family homes that better align to surrounding communities' characteristics.

I request that this correspondence be included in the official record for this application and that I receive notification of all public hearings and decisions related to this matter.

Thank you for your consideration of these concerns and for your continued service to our community.

Caleb Stephenson

Caleb Stephenson

Strong Opposition to Proposed 77-Unit Triplex Development Adjacent to Brooks Subdivision

1 message

Carol Chenggeer <chenggeer@gmail.com>
To: david.kunz@como.gov

Fri, Aug 1, 2025 at 8:36 PM

Dear Mr. Kunz,

My name is Carol Chenggeer, and I am a resident of the Brooks Subdivision. I am writing to express my strong and unequivocal opposition to the proposed 77-unit triplex development adjacent to our neighborhood.

There are numerous serious concerns regarding this project that I respectfully ask the Planning Commission to consider:

1. Overpopulation and overcrowding:

With 77 units and an estimated average of 3 residents per unit, this development could bring 230–300 new residents into an area that was never designed to accommodate such density. This would overwhelm our limited community space, strain infrastructure, and dramatically alter the character of the neighborhood.

2. Traffic and safety hazards:

The existing roads already experience congestion, particularly during school and work hours. Adding dozens of new households—many with multiple vehicles—would create severe traffic congestion, increase the risk of accidents, and raise serious safety concerns for children, pedestrians, and cyclists.

Assuming even half of the estimated 300 new residents own vehicles, that's approximately 150 additional cars using the same two exit roads from our subdivision—Sagemoor Drive and Brockton Drive. These two roads were originally designed for light, residential use, with curves intentionally included to slow traffic for safety. They currently support traffic from only 30 to 40 homes. Forcing an additional 150 cars through these roads daily is both unsafe and unreasonable. These streets were never meant to handle the volume associated with high-density housing developments like triplexes. The consequences will be traffic jams, increased accidents, constant noise, and serious risks to the safety of residents.

3. Inadequate parking and infrastructure strain:

Each unit is planned with only a single-car driveway and no visitor parking, which will force cars onto already narrow streets and obstruct emergency vehicle access.

In fact, with approximately 150 vehicles expected from 77 units, that's nearly double the number of available private parking spots. Where will the remaining 73 cars go? The developer has offered no solution—no visitor parking, no overflow lots, and not even a dedicated green space or community area that could absorb some of the parking pressure. It would take the size of a small soccer field just to fit these extra cars. Instead, they will likely be parked along residential streets or in front of neighbors' homes, creating daily disputes and long-term resentment among residents. This kind of neglect in planning is not just inconvenient—it's irresponsible. I do not want to live in a neighborhood where car alarms go off every night due to crowded, contested parking. This is why I strongly oppose this development and the developer's disregard for the peaceful character of our community.

Additionally, our water, sewage, and stormwater systems may not be equipped to handle such a surge in demand, increasing the risk of service outages and flooding.

4. Strain on public resources and amenities:

Our local schools, parks, and community facilities are already nearing full capacity. Brooks Subdivision in particular has very limited recreational or communal space—and what little we do have is already being fully used by current

residents.

An additional 300 residents is no small number. This dramatic increase in population will place an enormous strain on all nearby public services, including schools, emergency response systems, and waste collection.

Yet the developer has made no visible attempt to address this impact. It is clear this plan was not made with the actual needs of 300 people in mind. What was once land suitable for 30 well-planned homes is now being packed with ten times that population, without any investment in public benefit.

5. Disruption to neighborhood character:

Brooks is a quiet, established, family-oriented community. Introducing a high-density triplex development would be fundamentally incompatible with our neighborhood's layout, appearance, and values.

The addition of 300 new residents would overwhelm the social fabric and change the dynamic of our neighborhood in ways that cannot be undone.

The developer appears to be forcing as many units as possible onto a space never meant for such intensity. There is no regard for how those residents will actually live, interact, or coexist with long-standing neighbors. This is not thoughtful urban planning—it's opportunistic overbuilding. New families moving in deserve a stable, welcoming community—not one stressed to its limits by poor design. They will pay the price for the developer's lack of care.

6. Negative impact on property values and quality of life:

Projects like this frequently lead to declines in property values and resident satisfaction, especially when infrastructure and public services are not expanded in tandem.

A sudden influx of 300 residents into a space designed for far fewer will inevitably strain the neighborhood's desirability. Property values are tightly linked to neighborhood conditions, including traffic, parking availability, and aesthetics—all of which this project threatens to disrupt severely.

We are not just talking about numbers; we are talking about living quality. The developer's plan shows no consideration for the long-term health or harmony of the community—only the short-term goal of maximizing units. And that short-sightedness won't just hurt us—it will hurt the people who move in, thinking they've found a home, when in fact they're inheriting a design destined to frustrate and divide.

7. Environmental and livability concerns:

High-density development will reduce green space, increase noise pollution, and worsen stormwater runoff. These effects are especially harmful in neighborhoods not designed to absorb them.

Bringing 300 additional people into such a small footprint with no green infrastructure plan will have measurable negative impacts on our environment. We are looking at more impermeable surfaces, more runoff, more light and noise pollution, and less breathable space.

The absence of even basic landscaping and open area planning is alarming. This is not a livable design for 300 people—it is a formula for tension, complaints, and decline. And it speaks volumes about how little this developer values the people who would have to live there. I don't blame those families who may someday choose to move in. I blame the developer who is setting them up to fail. They, too, deserve homes built with care and dignity—not just profit margins.

In summary, the proposed development poses clear risks to the safety, livability, infrastructure, and identity of the Brooks Subdivision. I urge the Planning Commission to reject this proposal and preserve the long-term well-being of our neighborhood.

This is a lose-lose situation for the people who actually live here. The only party that stands to profit from this project is the developer—someone who does not live in this neighborhood and clearly has no regard for the needs or wellbeing of those who do. I sincerely hope the City will stand with the residents and protect our community by not approving this proposal.

Please share my comments with all Commissioners. Thank you for your time and service.

Sincerely,

Carol Chenggeer



David Kunz <david.kunz@como.gov>

Concerns with Ashford Place

Jansen, Carol <cdjczf@missouri.edu>
To: David Kunz <david.kunz@como.gov>
Cc: "jhenley2015@gmail.com" <jhenley2015@gmail.com>

Mon, Jul 28, 2025 at 11:23 AM

Thank you, Mr. Kunz, for that clarification.

Perhaps this was an attempt for the developer to conceal that he intended it to be an apartment complex. In terms of its impact on the neighborhood, it makes no difference how it could be used - only how it would be used - and the developer has said it would be a rental complex.

Certainly the City knows that a rental complex comes with many different concerns than a neighborhood with individually owned units, and, therefore, the actual intended use is more important than what could be.

Please add this additional email exchange to the public correspondence.

Best,
Carol Jansen

On Jul 28, 2025, at 11:02 AM, David Kunz <david.kunz@como.gov> wrote:

WARNING: This message has originated from an External Source. This may be a phishing expedition that can result in unauthorized access to our IT System. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Thank you for your comments. I have saved your email and it will be made available to the Planning and Zoning Commissioners for the meeting on 8/7 through the published agenda under public correspondence for this respective case.

I want to address one comment from your email as I may have miscommunicated. Your comment is as follows:

"Second, I fear this development is poorly thought out. In fact, to this point, we have been told many conflicting things - first that these are single family units with ownership opportunities (from your email to another resident), and then - per the developer himself - that this is a single owner owned apartment complex with only rentals."

It is true that the lots will technically contain single-family units, attached, and it is true that they **could** be sold as individual lots as they are intended to be platted as such. However, this is just an opportunity. The City cannot guarantee something will or will not be an owner-occupied unit. These dwellings being on individual lots would create such an opportunity, although that is not something I intended to promise **would** be the case, just that it **could** be the case. If all three units were on a single lot, there would not be a case for all of the units to be owner-occupied unless condominiumized.

If you have any questions, please feel free to reach out to me. Thank you!

Sincerely,

David Kunz

Planner | Community Development

City of Columbia

701 E. Broadway

P.O. Box 6015

Columbia, Missouri 65205-6015

(573)817-5006

David.Kunz@CoMo.gov

On Mon, Jul 28, 2025 at 10:47 AM Jansen, Carol <cdjczf@missouri.edu> wrote:

Dear Mr. Kunz,

I am a resident of the Brooks neighborhood, 5008 Kenora Dr. I have concerns with the new proposed development.

First, it appears the only entrance for the foreseeable future would be through our neighborhood. With 77 apartments, assuming two cars per residence, that could be an additional 150+ cars traveling on that street per day. As a cut through to the apartments, I fear cars will not heed the speed limit and drive carefully in a neighborhood with many children, cyclists, pets, and pedestrians. Sagemoor is not a wide street like Hoylake, making this an even greater concern.

While I have seen your response that we could reach out about 'traffic calming,' we have learned this is far from a quick process, with the process taking years for assessment and the waitlist for speed bumps also taking years. So it appears your response is that neighbors should just put up with dangerous conditions for years due to this poor planning? That is not acceptable.

Instead, if this complex must be built, the city should require the infrastructure to be built first, with a separate entrance built for the complex, prior to the build of the actual complex. If the city cares about the safety of my neighbors, wouldn't this make more sense than telling us to just deal with it?

Second, I fear this development is poorly thought out. In fact, to this point, we have been told many conflicting things - first that these are single family units with ownership opportunities (from your email to another resident), and then - per the developer himself - that this is a single owner owned apartment complex with only rentals.

From what I see and read, this area is in need of higher value residences, not a lower income apartment complex, which given the lack of amenities, I fear this is. I see no plans for a pool, a playground, or any other amenities I'd expect from a quality apartment complex. It looks bare

bones. Not only could this degrade my property value, but this could also cause a decline overall in this area of town, which desperately needs income diversity if the city wants schools such as Battle High School to thrive.

Third, given the lack of proposed amenities in the apartment complex, this may put an additional strain on our neighborhood. Most likely, people from the apartment complex development will attempt to use our pool, which will be within walking distance from the complex, even though the pool is paid for from our HOA fees. We have already started to see this problem. Perhaps this seems petty, but it is also a liability if non-residents sneak into the pool, and we have been told the only solution is to call police. However, responding to calls about trespassing will either not be feasible (so again we'll be told just to deal with it) or will take away from more pressing policing concerns in the city. Should this complex be approved, the city should require such amenities to be included in the plan.

Fourth, I fear this particular development may increase crime in the area. Certainly the city sees this already in the Links complex. I love my house and do not want to feel unsafe walking in my own neighborhood. Should this complex become like the Links, I know many neighbors will move, thus further contributing to a decline of this area, which has started to thrive.

Notably, I am not against any apartments being built eventually - once the traffic issue can be solved - but a quality mixed use area such as Cherry Hill would make far more sense in this area, with a combination of single family residences, apartments, and townhouses, with amenities such as a pool and playground. I believe a development such as that may be welcomed by the Brooks neighborhood.

Unfortunately, I will be out of town at the next meeting so will be unable to speak. However, I would like to see these concerns addressed and, as such, this email passed on to whomever will make the decisions about the application. I would also like to be updated as to any decisions and any upcoming meetings. As it is proposed, I oppose the approval of Ashford Place.

Thank you,
Carol Jansen
5008 Kenora Dr.



David Kunz <david.kunz@como.gov>

Concerns with Ashford Place

1 message

Jansen, Carol <cdjczf@missouri.edu>

To: "david.kunz@como.gov" <david.kunz@como.gov>, "jhenley2015@gmail.com" <jhenley2015@gmail.com>

Mon, Jul 28, 2025 at 10:47 AM

Dear Mr. Kunz,

I am a resident of the Brooks neighborhood, 5008 Kenora Dr. I have concerns with the new proposed development.

First, it appears the only entrance for the foreseeable future would be through our neighborhood. With 77 apartments, assuming two cars per residence, that could be an additional 150+ cars traveling on that street per day. As a cut through to the apartments, I fear cars will not heed the speed limit and drive carefully in a neighborhood with many children, cyclists, pets, and pedestrians. Sagemoor is not a wide street like Hoylake, making this an even greater concern.

While I have seen your response that we could reach out about 'traffic calming,' we have learned this is far from a quick process, with the process taking years for assessment and the waitlist for speed bumps also taking years. So it appears your response is that neighbors should just put up with dangerous conditions for years due to this poor planning? That is not acceptable.

Instead, if this complex must be built, the city should require the infrastructure to be built first, with a separate entrance built for the complex, prior to the build of the actual complex. If the city cares about the safety of my neighbors, wouldn't this make more sense than telling us to just deal with it?

Second, I fear this development is poorly thought out. In fact, to this point, we have been told many conflicting things - first that these are single family units with ownership opportunities (from your email to another resident), and then - per the developer himself - that this is a single owner owned apartment complex with only rentals.

From what I see and read, this area is in need of higher value residences, not a lower income apartment complex, which given the lack of amenities, I fear this is. I see no plans for a pool, a playground, or any other amenities I'd expect from a quality apartment complex. It looks bare bones. Not only could this degrade my property value, but this could also cause a decline overall in this area of town, which desperately needs income diversity if the city wants schools such as Battle High School to thrive.

Third, given the lack of proposed amenities in the apartment complex, this may put an additional strain on our neighborhood. Most likely, people from the apartment complex development will attempt to use our pool, which will be within walking distance from the complex, even though the pool is paid for from our HOA fees. We have already started to see this problem. Perhaps this seems petty, but it is also a liability if non-residents sneak into the pool, and we have been told the only solution is to call police. However, responding to calls about trespassing will either not be feasible (so again we'll be told just to deal with it) or will take away from more pressing policing concerns in the city. Should this complex be approved, the city should require such amenities to be included in the plan.

Fourth, I fear this particular development may increase crime in the area. Certainly the city sees this already in the Links complex. I love my house and do not want to feel unsafe walking in my own neighborhood. Should this complex become like the Links, I know many neighbors will move, thus further contributing to a decline of this area, which has started to thrive.

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far more sense in this area, with a combination of single family residences, apartments, and townhouses, with amenities such as a pool and playground. I believe a development such as that may be welcomed by the Brooks neighborhood.

Unfortunately, I will be out of town at the next meeting so will be unable to speak. However, I would like to see these concerns addressed and, as such, this email passed on to whomever will make the decisions about the application. I would also like to be updated as to any decisions and any upcoming meetings. As it is proposed, I oppose the approval of Ashford Place.

Thank you,
Carol Jansen
5008 Kenora Dr.



David Kunz <david.kunz@como.gov>

Re: Ashford Place (8/7 P&Z Meeting)

2 messages

Casey Walker <casey@caseygwalker.com>

To: david.kunz@como.gov

Cc: Kaili Li <kailicarterlee@gmail.com>

Fri, Jul 25, 2025 at 4:17 PM

David,

My wife, Kaili Li, and I own a home in phase 2 of the Brooks on Longbow Drive. We are concerned for the development of Ashford Place for the following reasons. We also had no idea when purchasing our home that there would be anything other than single-family homes in the Brooks. We would like to be added to the agenda for the August 7th meeting to discuss these concerns with the commissioners.

- No information on the construction view of buildings or plantings
- Density of the proposed 25 triplex building structures
- Single-car driveways resulting in potential street parking
- No visitor parking
- No open space planning for children

Casey Walker (He/Him) in

Mobile: +1-309-472-1902

Email: casey@caseygwalker.com

Website: www.caseygwalker.com

Time Zone: CDT/CST

Date Format: MM/DD/YYYY

On Fri, Jul 25, 2025 at 2:34 PM Brooks Homes Association <donotreply@rentmanager.com> wrote:

Hello Owners,

We are forwarding the following communication from fellow homeowners, Jude Henley and Terry Haupt:

--

Hi to all residents of the Brooks Subdivision! My name is Jude Henley & I am so pleased our Community Association Management Company is sending the attached details on an upcoming Planning Commission Meeting! They are AMAZING!

It is extremely important that our community pulls together to show up in numbers to the Planning Commission Meeting on 8/7 to voice our opposition to the 77 unit Triplex Structure that the developer - Troy Miller is wanting to have approved - along with Crockett Engineering! There are a myriad of reasons why these units should NOT adjoin our Subdivision - most importantly- they will have single car driveways, no Visitor Parking, increased traffic issues & the list goes on!

Please review the attachments.

It will take 30 seconds to voice your concerns & be a part of keeping our neighborhood safe!

Simply email David Kunz & ask to be placed on the agenda if you wish to speak on 8/7 - deadline is 8/1 - JUST 1 week from today! Otherwise - if you are UNABLE to attend - email David david.kunz@como.gov with your concerns & he will make sure & get it to all 9 Commissioners- but remember - voices speak louder than words!!!

It would be SO helpful if you can take flyers on your block - if you need copies & are willing to distribute flyers in your area please call me & I will drop them off! My cell 573-999-9222 & my husband has been working very hard also - you can request copies from him as well - Terry Haupt - 573-999-3660. We feel this Planned Development should never been allowed for a consideration for a Planned Development proposal in our neighborhood! Please don't allow these small Triplex units to be considered for approval!

--

This email is sent from a mailbox that cannot receive replies. If you wish to contact Community Association Management, please email info@camcolumbia.com or call 573-499-4445.

David Kunz <david.kunz@como.gov>
To: Casey Walker <casey@caseygwalker.com>

Fri, Jul 25, 2025 at 4:41 PM

Thank you for your comments. I have saved your email and it will be made available to the Planning and Zoning Commissioners for the meeting on 8/7 through the published agenda under public correspondence for this respective case.

Just in case there is confusion, there are not dedicated time slots for particular individuals of the public to make comment regarding this request. There is a general public hearing that will take place after staff presentation on the case, and that public hearing will not end until all parties that wish to speak have spoken, so you will

have an opportunity to express your concerns.

If you have any questions, please feel free to reach out to me. Thank you!

Sincerely,

David Kunz

Planner | Community Development

[City of Columbia](#)

701 E. Broadway

P.O. Box 6015

Columbia, Missouri 65205-6015

(573)817-5006

David.Kunz@CoMo.gov

[Quoted text hidden]

Concerns Regarding Proposed Ashford Place Development

1 message

Cheryl Willard <cherwillard@gmail.com>
To: david.kunz@como.gov

Thu, Jul 31, 2025 at 3:57 PM

Dear Mr. Kunz,

I am writing as a resident of the Brooks Subdivision to express my concerns about the proposed Ashford Place development near our neighborhood. While I fully recognize the importance of addressing housing affordability in our city—and understand that not everyone has the opportunity or means to purchase a home—I believe the proposed 78-unit rental complex is not an appropriate fit for our area. Our neighborhood is a growing, high-value residential community that continues to attract families and retirees seeking long-term stability and quality of life. Many residents, including myself, are concerned about the potential impact this development could have on the character and stability of our area.

Research has shown that neighborhoods with a higher concentration of rental properties—particularly in suburban areas designed for single-family homes—can be associated with increased crime and decreased property values. While outcomes depend on many factors, the risk is real and should be considered carefully in the context of local planning and zoning decisions.

In addition to concerns about safety and property values, a development of this scale would likely add significant traffic pressure to an area not designed for such a housing development. I doubt that our roads, infrastructure, and services were built to support such an influx. I also worry about the increased risks for drivers, cyclists, and pedestrians alike.

It's important to emphasize that these concerns are not about renters as individuals, but about the **scale, density, and location** of this specific project. The proposed development appears to be at odds with the character of the surrounding area and could alter the balance and livability of an emerging residential neighborhood still in the process of building its identity.

I respectfully ask that you and the Planning Department take these concerns into serious consideration and explore alternative sites that may be better suited to a project of this nature, where it could contribute positively to housing needs without compromising existing communities.

Thank you for your time and thoughtful attention.

Sincerely,

Cheryl Willard
1220 Shore Acres Loop
Columbia, MO 65201
cherwillard@gmail.com

References:

1. Glaeser, Edward L., and Bruce Sacerdote. *Why Is There More Crime in Cities?* National Bureau of Economic Research, Working Paper No. 5430.
2. Cheong, Cheong Tsun, et al. *Crime and House Prices: A Spatial Econometric Approach*. *Journal of Real Estate Finance and Economics*, 2025.

3. Barnum, Jennifer D., et al. *Uncovering Problematic Rental Properties Using Calls for Service*. *Crime Science*, 2024.
4. Joint Center for Housing Studies of Harvard University. *The State of the Nation's Housing 2013*.
5. Ellen, I. G., Lens, M., & O'Regan, K. (2013). *Do housing vouchers cause property value declines? Evidence from the Housing Choice Voucher Program*. *Journal of Urban Economics*, 72(1).



David Kunz <david.kunz@como.gov>

Ashford Place

1 message

Chris Wilhelm <chris-wilhelm@hotmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Thu, Aug 7, 2025 at 4:51 PM

Mr. Kunz,

I have some concerns about the proposed Ashford Place.

First, I live in The Brooks and know there will be increased traffic in a neighborhood where children play and ride bikes. A traffic issue already exists as people who do not live in The Brooks already use Hoylake Dr. as a short-cut between Richland and WW. The developer has stated speed bumps will be placed on Hoylake Dr. but that will not reduce the amount of cars going through if Ashford Place is allowed to proceed.

Second, I am concerned about the public health issue of putting up homes next to a junk yard which is just to the west of the proposed building area.

Have soil samples been taken to ensure the site is not polluted by all the hazardous fluids be leaked by vehicles uphill from the site?

I look forward to your reply.

Chris Wilhelm

Sent from [Outlook](#)



David Kunz <david.kunz@como.gov>

Ashford Place

Christy DeHart <christydehart@gmail.com>
To: david.kunz@como.gov

Fri, Jul 25, 2025 at 12:12 PM

Hello David,

My husband, Tim, and I would like to be allowed to speak at the planning commission meeting scheduled for August 7th. We are heartbroken about the idea of a 77-unit triplex being built right next to our single-family home in a wonderful, secure neighborhood. And only one car garage with no additional visitor parking.

We have many fears and concerns, as we are unsure if the triplex could possibly be converted into Section 8 housing. That alone will have its own array of issues, as well as making me rethink the safety and security of this area.

This triplex would not only kill our property values but it would increase traffic on a road that is already very saturated. The only way in and out of the triplex is through our Sagemoor Drive and I do not believe that is okay at all. That makes it almost an extension of our neighborhood, and it is not welcome here. We already deal with so much cut-through traffic on Hoylake and it has raised enough safety concerns that we are trying to get speed bumps installed. People fly through here, going double the speed limit in very sketchy vehicles.

I am concerned about the fact that no one can obtain any information on Troy Miller, and no one seems to know much about him. He also refuses to return calls to anyone who has requested a call.

Please respond with my next steps on what we need to do to be prepared to speak on August 7th.

Thank you in advance for your time,
Christy DeHart and Timothy DeHart
4821 Stayton Ferry Loop Columbia, MO. 65201
My number is 573-514-0131

I am in the office by appointment only. The best way to reach me right now is to email me or call my home office number .

We do not offer every plan available in your area. We currently represent 14 of the 14 PDP plans and 43 of 49 Medicare Advantage plans offered in your area. Please contact Medicare.gov or 1-800-MEDICARE, or your local State Health Insurance Program to get information on all of your options.

**Christy DeHart
Independent Insurance Agent**
**116 N Garth Avenue
Columbia, Mo. 65203
Office: 573.445.6548**
**Home Office: 573.514.0131
Fax: 573.340.6761**

CONFIDENTIALITY NOTICE: This communication may contain confidential information intended only for the addressee(s). If you received this communication in error, please notify the sender and delete it from your system.

Opposition to Ashford Place Development

1 message

Claudio Consuegra <ClaudioConsuegra@outlook.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Mon, Jul 28, 2025 at 4:12 PM

Dear Mr. Kunz:

We're writing to express my concerns about the proposed Ashford Place development near our neighborhood, The Brooks. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

Please let me be more specific about some of the concerns:

1. Broadway Ave. (WW) between 63 and Rolling Hills Rd. (the roundabout) needs to be seriously addressed by the City of Columbia for proper expansion, traffic markings, etc. It is already becoming congested and, at times, dangerous due to the high volume of traffic and the speed of the vehicles on that road.
2. One of the resulting issues with the traffic on Broadway is the increasing traffic on Hoylake Dr., and the speed of those using it as a shortcut to Rolling Hills Rd.
3. We are concerned about the developer/manager. We have been approached by other residents who informed us that this developer/manager owns other properties that are in disrepair (both the buildings and the sidewalks). Has the City of Columbia taken the time to look into this as an ongoing and future problem?
4. As a law-enforcement chaplain, officers in the department I serve have shared concerns about the neighborhoods on the south side of Broadway, behind the Casey's store/station. They tell me about the volume of calls and the type of calls. Adding seventy-seven (77) more rental units is likely to exacerbate the lack of security and increase the number of calls that law enforcement agencies in the area will have to respond to.
5. As an aside, has the City of Columbia looked into the environmental impact of the salvage/junk yard not far from the proposed development site before they approve more building?

On a more personal note, we retired from Maryland (outside Washington, D.C.), where we grew accustomed to crime and violence, and moved to Columbia, looking for a quieter, safer, and more peaceful environment for us in our retirement, especially as we spend time with our two young grandchildren. We love walking in our development, meeting young families as we all enjoy the outdoors, enjoying peace,

quiet, comfort, and a mostly carefree life. We're concerned and disappointed that the City of Columbia would allow this proposed development to move forward, and we may have to move, yet again, looking for what we had hoped to find in The Brooks, and in Columbia.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,

Drs. Claudio & Pamela Consuegra

[4728 Stayton Ferry Loop](#)

Columbia, MO 65201

240-463-5793



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place

1 message

Courtney Kominek <courtneykominek@gmail.com>
To: david.kunz@como.gov

Sun, Jul 27, 2025 at 7:18 PM

Mr. Kunz,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

I live on Hoylake Drive and there is significant traffic and speeding already on this road threatening the safety of my family. I fear such a large increase in dwellings would be further detrimental to preexisting issues.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Courtney Kominek
5151 Hoylake Dr
Resident of Columbia, MO

Ashford Place Development Question Regarding Parking and Variance Request (Case #231-2025)

1 message

Dale Halley <dhalley57@yahoo.com>
To: David Kunz <David.Kunz@como.gov>

Dear Mr. Kunz,

I touched on parking in my August 16th correspondence. I would like to add a real world comparison for reference in this correspondence.

Volunteer Dr. is less than a mile north of The Brooks just north of East Richland and off of Grace Lane. It is a linear street of identical duplexes. Each unit has a one-car garage and a driveway tandem. The 2 driveways for each duplex are centered such that there are 2 on-street parking spaces per duplex. The net result is that there is a total of 8 parking spaces per duplex, or 4 spaces per unit.

Compare that with the proposed Ashford Place parking variance requested by the Developer. There will be 2 tandem spaces per unit and approximately 1 on street parking spot per 3 single-family units per unit. And the street parking is unevenly spaced such that people may have to park blocks away, if they can find an open spot at all. Some will inevitably to park in The Brooks.

Volunteer Drive has nearly 75% more available parking than the proposed Ashford Place development and it is still a mess. Ashford Place parking is woefully inadequate for a suburban environment designed 80 years ago when there was only maybe one car per household.

Here are two pictures of Volunteer Dr.; one is a Google Earth satellite image and the other is a photo taken by me on a Sunday afternoon. As you can see in the street photo that there are a lot of cars on the street restricting traffic to one lane (I had to pull over and block 2 driveways to let an oncoming pickup pass). I have seen this street many times at night and there is little to no parking available.





I ask that you present this to the Planning & Zoning Commission at the next meeting along with the Ashford Place Place plat map and explain to them why you have recommended approval of parking spaces per unit and only enough on street parking (due to the engineers design) of only 1 parking spot for every 3 units. Explain where everyone will park. And I also request that you negatively impact adjacent property owners in The Brooks.

I look forward to your response.

Thank you again for your previous prompt responses and your attention to this matter.

Regards,
Dale W. Halley, PE (MO, CO)

The Brooks
5250 Harbor Town Dr.
Columbia, MO 65201

dhalley57@yahoo.com

Ashford Place Development Question Regarding El Chaparral Alignment (Case #231-2025)

Dale Halley <dhalley57@yahoo.com>
To: david.kunz@como.gov

Fri, Aug 15, 2025 at 2:55 PM

Dear Mr Kunz,

The alignment of El Chaparral as proposed by Troy Miller Properties LLC is measurably different from the City's current CATSO future roads mapping for this road. The CATSO alignment runs through the heart of the proposed residential development. It appears that the developer has shifted the alignment to maximize the number of properties in the housing development. At the same time it keeps the road off his property to the north of Grindstone Creek. Please refer to the attached mapping overlay for reference. I used the online CATSO GIS mapping and the developers plat drawing. The alignment is not perfect but quite close. I have several questions and comments.

1. Why does the developers alignment not match the CATSO alignment?
2. It is my understanding the Community Development Department is responsible for road planning with approval by the Planning & Zoning Commission. Has the Community Development department approved of the Developer's road alignment in advance of the Developer submitting the proposal?
3. Has the Planning & Zoning Committee formerly approved the alignment per the Developers proposed alignment prior to the developer submitting the proposal?
4. If the El Chaparral Road alignment has already been approved, where can I find a geo-referenced map with the alignment?
5. If the El Chaparral Road alignment has already been approved, where can I find a copy of the public proceedings upon which it was approved?
6. If the road alignment matching the developer's road alignment has not been approved why has it not been addressed in your recommendations to the P&Z Committee?
7. It appears there have been a number of alignments proposed via CATSO over the years. One plan I came across indicated that EL Chaparral would align due north-south with the intersection of Broadway (WW) and connect through western boundary of the developers property to connect with Richland Road. It was modified to cross the current proposed project AND the developers property to the north. The current developers proposal moves the road completely off of his property north of Grindstone Creek onto his neighbor's property to the east. By doing this it seems to provide a disadvantageous alignment for a bridge across the creek, longer distance across the floodplain and therefore more expensive. Has there been a cost-benefit analysis of this alignment? If so, where can I find it.
8. Will you address the long-term traffic impact to The Brooks should El Chaparral never be built to connect to Richland Road in your next report to the Planning & Zoning committee?

On the surface it appears the developer has free rein to modify long-term road alignments for the City of Columbia and Boone County. It appears the re-alignments are solely for the benefit of minimizing the impact to properties owned by Troy Miller Properties LLC. I hope I am wrong. My concern is that Troy Miller may, by developing the property as submitted, cause the cost of the bridge across the creek to increase in cost to the point is never built. This would in turn have a permanent impact on the traffic through The Brooks and our quality of life.

It appears at least a portion of the cost of the bridge across Grindstone Creek should be allocated to the development of Ashford Place since the bridge is critical to the long-term access of Ashford Place as well as the two properties immediately east of Ashford place that will have a huge impact on The Brooks if delayed for many years or never built.

Regards,

Dale W. Halley, PE (MO, CO)

The Brooks
5250 Harbor Town Dr.

Columbia, MO 65201

dhalley57@yahoo.com

 **Map 2.pdf**
1319K

Ashford Place Development Question Regarding El Chaparral Design Standards and Developer Variance Requests (Case #231-2025)

Dale Halley <dhalley57@yahoo.com>
To: David Kunz <David.Kunz@como.gov>

Sat, Aug 16, 2025 at 5:59 PM

August 16, 2025

Dear Mr. Kunz,

As I have stated before, I am opposed to Ashford Place Development as currently proposed. I believe Community Development Department staff is currently compounding a problem created in the past by the Staff and the Planning & Zoning Commission when requiring the developer of Phase 2 and Phase 3 of the Brooks to build Hoylake Drive to Major Collector specifications.

Based on your correspondence and my research it appears that the Community Development Department staff and the Planning & Zoning Commission required the developer of The Brooks to connect S Rolling Hills Rd to Hwy WW (Broadway) via Hoylake Drive. While Hoylake Drive is classified by CATSO as a Neighborhood Collector the Planning & Zoning Commission also required the developer of The Brooks to build Hoylake Drive to a higher standard as a Major Collector. As a consequence this has caused a lot of high-speed, cut-through traffic that effectively dissects our neighborhood. Without any stop signs or crosswalks many of our residents have to dodge speeding traffic just to get to the mailboxes on the other side of Hoylake Drive. This includes elderly residents and mothers with small children. It believe this was a mistake as a Major Collector should provide access to a neighborhood and not cut a neighborhood in two.

Sagemoore Dr. was constructed to Neighborhood Collector specifications per the City requirements. The developer of The Brooks, and therefore the residents of the community, have paid for all of these streets and required upgrades making it possible to gain access to the Ashford Place development.

The Community Development Department staff does not seem to be shining the same bright light on the Ashford Place project as it did on The Brooks.

1. No update to the traffic study was required to confirm assumptions on actual\projected traffic patterns as required for approval of The Brooks. Traffic projections are made based on consumptions by an engineer. I am an engineer; not all assumptions hold up over time and must be verified when possible. Why would you not confirm all of the assumption by actually measuring existing traffic volumes and speeds?
2. You recommend the Ashford Place developer compensate the City for the cost of constructing El Chaparral to Local Residential Street standards, not to Major Collector standards as proposed by CATSO.
3. Why would The Brooks be forced to pay for roads constructed to higher specifications than the CATSO plan and Ashford Place pay for lower roads specifications than per the CATSO plan?
4. Why was The Brooks forced to connect WW to Rolling Hills and yet Ashford Place does not have to extend El Chaparral from WW to Ashford Place?

I have studied the evolution and the CATSO road system over time. The roadways appear to be highly fluid and be drawn simply as a line on a map without any real engineering involved. They also seem to shift and disappear entirely.

Can the City of Columbia guarantee that El Chaparral will be extended from WW to E Richland Rd? Right now, without construction of El Chaparral, the Ashford Place development will be bolted on to The Brooks HOA. If for some reason El Chaparral is never constructed the traffic of 77 high-density units of Ashford Place, and possibly 150 more high-density units between ashford Place and Phase 1 of The Brooks will forever clog the streets paid for by the residents of The Brooks for free.

It is my opinion that Ashford Place development should not be developed until El Chaparral is extended north. Can you tell me why the same standards applied by the Staff and the P&Z Committee to The Brooks are not being applied to Ashford Place? It seems that The Brooks had to go above and beyond to obtain approval for construction and the Staff is recommending the absolute legal minimum for Ashford Place. Why is that?

Why do you think it is appropriate to place two such disparate types of neighborhoods adjacent to one another without some sort of transition?

Regarding the variances the Ashford Place developer has requested.

1. What justification did the developer provide for reducing the parking from 2.2 spaces/unit to 2.0 spaces per unit?
2. What was the Staff reasoning behind recommending approval of the parking space reduction?
3. What justification did the developer provide for reducing the green space per unit from 15% to 5%?
4. What was the Staff reasoning behind recommending approval of the green space reduction?
5. Is 1 tree for every 3 residences really enough to provide any kind of appropriate environment for single family residences?
6. The on street parking available for Ashford Place seems abysmally low. It appears to be 1 street parking space per 3 residences.
7. The Brooks residences typically have 4 to 5 parking spaces per unit off street and 1 or 2 spaces to park on the street per unit.
8. 3 Residential units will have access to a total of 7 on/off street parking spaces compared to 3 residential units in the Brooks having a total of 15 to 21 spaces.
9. How do you reconcile the high density residential development without access to bus, rail, retail shopping or other businesses to function with so little parking?
10. The Brooks HOA has strict rules regarding parking on the streets of the neighborhood. What will prevent the Ashford Place residents from filling up the adjoining properties in The Brooks with cars due to the severe lack of parking in their own neighborhood?

I ask that the Staff demand that the developer provide additional off street parking for residents, visitors and residential service providers. There should be 20-50 additional parking spaces scattered throughout the neighborhood to ensure this development is a pleasant place to live.

Regarding tree preservation. Again, the staff is recommending approval of the absolute minimum number of significant trees be preserved in a riparian habitat. Is there nothing the developer can do to preserve more trees? This is in a highly erosive area near a major creek. The more trees the better. Also, some of the trees designated for preservation will die when too close to construction activities as many of these will be. If you think otherwise I will give you a tour of The Brooks and show you several. Please consider preserving more trees.

Most cities build high-density residential units near public transportation, jobs and services. How does the developer and the City justify doing so so without any of these things that make such a community successful?

I want to emphasize again that I find it disturbing that the Staff is recommending approval of this development based on the absolute minimum legal requirements. Especially with absolutely no supporting justification by the developer or the staff for doing so.

Again, thank you in advance for your time and consideration of the concerns I have provided. I have no doubt you take your job seriously and hope you will evaluate my concerns for the good of the greater community. I look forward to your reply.

Regards,

Dale W. Halley, PE (MO, CO)

The Brooks
5250 Harbor Town Dr.
Columbia, MO 65201

dhalley57@yahoo.com



David Kunz <david.kunz@como.gov>

Ashford Place Development Question Regarding Developer's Intent (Case #231-2025)

Dale Halley <dhalley57@yahoo.com>

Tue, Aug 26, 2025 at 3:31 PM

To: David Kunz <david.kunz@como.gov>

Cc: "Ward6@como.gov" <Ward6@como.gov>, "Ward3@como.gov" <Ward3@como.gov>

August 26, 2025

Dear Mr. Kunz,

I attended the presentation by Troy Miller to the neighbors of The Brooks on August 21st. As you are aware, he requested his case be tabled to give him a chance to talk to us.

Troy made it quite clear that he intends to retain 100% ownership of all 77 units, to rent them out indefinitely and not form an HOA to maintain the common areas. He clearly stated he solely would maintain the properties. What he described reads like the definition of R-MF (Multiple-Family Dwelling) zoning, not PUD. These statements were made in front of 50-70 people.

In light of this information, does his plan to retain 100% ownership meet the letter of the law and the intent of the law for the current zoning of this property?

It was quite clear that Troy Miller has minimal understanding of his proposed development. When I asked questions about his request for a variance on parking, variance on landscaping and why he could not preserve more trees he gave me a blank look and told me I would need to talk to his engineer. His engineer conveniently was not in attendance. Troy miller was totally unprepared to discuss his project with the public.

As a retired professional engineer, working on my own time, I have obtained a much greater depth of understanding of the proposed development in a few days than the owner of the project who claims to be self financing the project.

I continue to be opposed to Case #231-2025).

Regards,
Dale W. Halley, PE (MO, CO)
<5250 Harbor Town Dr.>
Columbia, MO 65201

dhalley57@yahoo.com

Ashford Place Development Objection 1

Dale Halley <dhalley57@yahoo.com>
To: david.kunz@como.gov

Thu, Aug 7, 2025 at 4:38 PM

Hello Mr. Kunz

I am a resident of The Brooks subdivision and I object to the current plans for the Ashford Place development project.

I see several issues with this development project. I am going to send them to you using multiple emails. This is the first.

I have major concerns with traffic patterns that will be associated with this proposed development. It is a high density development that is not associated with any public transportation that is typical of such a high density development. Nor is there any shopping or other services within walking or biking distance. The only viable transportation is by car. The developers request for a reduction in parking from 2.2 parking spots per unit to 2/unit is not justified. There will be overflow parking from this development into The Brooks which has covenants to control on street parking.

The developer (or possibly you) referenced the last traffic control study done for development of The Brooks Phases 1 & 3 as adequate for use in evaluation of the project. I disagree. Traffic engineers must make assumption (like all engineers) at times. Since that study was done there have been a lot homes constructed in The Brooks and also in the surrounding area. I strongly suspect that traffic patterns in the area, particularly assumptions on drivers using Hoylake Drive as a shortcut between Broadway (WW) and Rolling Hills, differ from the assumptions. I strongly recommend traffic patterns and speeds be field verified to confirm the assumptions. I live near the Rolling Hills entrance to Phase 1 of The Brooks and there is a lot of people using this as a shortcut (Google Maps, ugh). And people drive well above the speed limit routinely. I have seen actual racing of two cars twice in the past year at very high speeds with passing on hills and curves within view of my residence. I have seen near misses of two elderly residents trying to cross the street to get to communal mailboxes. The drivers have reportedly even (secondhand information) yelled profanities at the elderly to "get out of the road."

The future extension of El Chaparral to serve this subdivision is critical but the alignment of the road through this parcel does not make any sense to me. I have extensive experience in industrial/civil road and drainage construction. The acute alignment of a creek crossing as proposed would greatly increase the cost of the crossing. Both of the crossings upstream (Rolling Hills) and downstream (Broadway) are bridges. It appears this is simply an effort to keep the road off of the developer's property to the north of the creek and placing it on his neighbor's property. The most cost effective alignment is directly north, and perpendicular to the creek) to Richland Rd. on Troy Miller's property.

The added cost to construct a bridge on this alignment may preclude any future development of El Chaparral from Broadway to Richland Road as per the current CATSO transportation plan. This would have a long-term negative impact on traffic within The Brooks subdivision.

The current development plan indicates residential structures being constructed immediately downstream of a retention pond in Phase 3 of The Brooks. This is never a good design. Even if the likelihood of flooding is small the consequences related to property damage and injury to residents could be unacceptably high.

This is my first pass at critiquing the proposed development. I will continue picking it apart and sending you my updates. Please see the attached map for reference.

Thank you for your attention to this matter.

Best Regards,
Dale W. Halley, PE (MO, CO)

5250 Harbor Town Dr.
Columbia, MO 65201

 **Map.pdf**
873K



David Kunz <david.kunz@como.gov>

Ashford Place (8/7 P&Z Meeting)

3 messages

Danny Wagner <dwagner1791@gmail.com>

Sat, Jul 26, 2025 at 3:59 PM

To: david.kunz@como.gov

Cc: dequincy1@comcast.net, jhenley2015@gmail.com

I live in The Brooks, and I am planning on attending the 8/7 P&Z Meeting.

In the event I am unable to attend, I would like the following stated on record:

I am submitting this statement in strong opposition to the proposed triplex development near Hoylake Drive.

Our neighborhood is made up of single-family homes and was designed with that purpose in mind. A multi-unit rental structure such as a triplex is completely out of place and incompatible with the character, design, and long-term vision of this area. It threatens to lower property values, increase traffic volume, and undermine the quiet, residential atmosphere families here have invested in.

We already face significant safety concerns due to traffic cutting through Hoylake Drive between Rolling Hills and Highway WW. Non-residents routinely speed through our neighborhood, and there have been multiple incidents involving wrecked or abandoned vehicles, as well as several near-misses with pedestrians. We've pleaded with the city in the past for basic traffic-calming measures—such as speed bumps or gated entry points—but our concerns have been dismissed or stalled at the "speed study" phase (where radar trailers are placed on inclines, which is not an accurate representation of speed).

It seems as though it will take a tragedy—possibly a pedestrian fatality—for real action to be taken. We shouldn't have to wait for that to happen. The safety of our residents, especially children, should be a priority now.

Adding a triplex will only increase traffic, strain infrastructure, and introduce incompatible land use to a well-established single-family neighborhood. We ask the city to reject this development proposal and finally take meaningful action to address the ongoing traffic and safety concerns we have raised time and again.

Best,
Daniel Wagner III

jhenley@utah.gov <jhenley2015@gmail.com>
To: Danny Wagner <dwagner1791@gmail.com>
Cc: david.kunz@como.gov, dequincy1@comcast.net

Sat, Jul 26, 2025 at 4:07 PM

Great comments!
[Quoted text hidden]

David Kunz <david.kunz@como.gov>
Draft To: Danny Wagner <dwagner1791@gmail.com>
Cc: dequincy1@comcast.net, jhenley2015@gmail.com

Mon, Jul 28, 2025 at 8:45 AM

Thank you for your comments. I have saved your email and it will be made available to the Planning and Zoning Commissioners for the meeting on 8/7 through the published agenda under public correspondence for this respective case.

If you have any questions, please feel free to reach out to me. Thank you!

Sincerely,

David Kunz

Planner | Community Development

City of Columbia

701 E. Broadway
P.O. Box 6015
Columbia, Missouri 65205-6015
(573)817-5006

David.Kunz@CoMo.gov

On Sat, Jul 26, 2025 at 3:59 PM Danny Wagner <dwagner1791@gmail.com> wrote:

[Quoted text hidden]



David Kunz <david.kunz@como.gov>

brooks triplex

1 message

David Dowell <davidd.dowell@gmail.com>
To: david.kunz@como.gov

Mon, Jul 28, 2025 at 4:42 AM

I want to voice my opposition to the potential Brooks subdivision triplex building plan. We have lived in the Brook's subdivision for a little over a year and really enjoy the area. We have already seen a significant increase in traffic due to the number of single family homes being built. A triplex with 77 units will substantially increase the traffic making it unsafe for our children. At the moment, we enjoy a quiet neighborhood where our children can ride their bikes/scooters freely without much worry of traffic/safety. The potential congestion caused by 77 additional units would put an end to this. In addition, we feel that it would significant impact our property values. Many of us paid top dollar for new construction so that we could live in this neighborhood. We don't need something like this to bring our values down. Let's keep this zoned for single family homes, as it should be.

Thanks,
David Dowell
4625 Chambers Bay Drive

THE LAW FIRM OF
HADEN & COLBERT

September 3, 2025

VIA E-MAIL

Planning & Zoning Commission
c/o David Kunz
Planner
Community Development Department – City of Columbia
701 E. Broadway
Columbia, MO 65201

Re: Ashford Place – Case 231-2025

Dear Commissioners –

I'm writing on behalf of Troy Miller Properties, LLC in advance of Thursday's Planning & Zoning meeting to address some of the questions and concerns raised in the public correspondence regarding Ashford Place. Based on the public correspondence included in the agenda, there appears to be some confusion and misunderstanding regarding Ashford Place. In order to make efficient use of our time Thursday, we thought it would be helpful to address some of these concerns in advance.

1. Ashford Place is not a rezoning.

Several letters in opposition to Ashford Place describe the current request as a "rezoning." This is not a rezoning. The property at issue was zoned for single-family attached residential use at a density of PUD-4 (meaning 4 dwelling units per acre) fifteen years ago.

The reason for the request - and the reason this case is before the Planning & Zoning Commission - is that prior to the UDC being adopted in 2017, planned districts did not require that a development plan be submitted with the request for planned zoning. Prior to 2017, a property owner could rezone property to a planned district using a statement of intent which would describe the permitted uses and the permitted density for future development. This is precisely what happened here – this property was rezoned in 2010 to a planned district which allowed single-family attached as a permitted use and included a maximum density of 4 units per acre.

So, our proposed development plan for Ashford Place is consistent with the original planned zoning put in place fifteen years ago. The proposed density of 3.2 dwelling units per acre is clearly within the permitted density of 4 dwelling units per acre.

2. Ashford Place is not an apartment complex.

Several letters describe Ashford Place as "apartments." Again, this is incorrect. Ashford Place consists of single-family attached homes. Each home is its own dwelling unit. In turn, each dwelling unit is located on its own lot. Because each of the dwelling units is on its own lot, each

dwelling unit could be owner-occupied. However, it is the applicant's intention to retain ownership and rent the homes for now. But the applicant has deliberately and intentionally placed each home on its own lot so that they can be sold in the future.

3. Ashford Place is not “dense.”

Several neighbors have raised concerns about density and complain that Ashford Place's density of 3.2 units per acre is too dense. Again, the density was approved at 4 units per acre fifteen years ago. But – in reality – 3.2 units per acre is very similar to the last phase of The Brooks Development.

The Brooks Plat No. 3 was approved in 2022 and includes 241 dwelling units over 92.39 acres. This equates to a density of 2.6 units per acre. Densities of 2.6 and 3.2 are comparable from a land use perspective.

4. Land use decisions should not be based on the type of occupancy.

It is important to note that much of the criticism of Ashford Place appears to be directed at the fact that the single-family homes will be rented instead of being owner-occupied, at least initially. With all due respect to those concerns, whether the homes will be owner-occupied or tenant-occupied is irrelevant to the proposed development plan. The UDC does not distinguish between owner-occupied and tenant-occupied housing when it comes to zoning. A single-family home is a single-family home, regardless of whether the family living under the roof is the owner or a renter.

5. Columbia Imagined encourages a mixture of housing types.

Several neighbors have complained that Ashford Place is out of character with The Brooks and will potentially lower property values in The Brooks. This is a thinly veiled complaint that only expensive, owner-occupied single-family detached homes should be built here. For the reasons discussed above, this is just incorrect – i.e. i) single-family attached is a permitted use under the existing zoning for the property; ii) a density of 3.2 units per acre is reasonably comparable to the 2.6 units per acre in The Brooks Plat 3; iii) there is absolutely no reason to believe that Ashford Place will lower property values in The Brooks.

But even if Ashford Place and The Brooks are slightly different and serve different segments of the market – that's not a reason to reject Ashford Place. Columbia Imagined is the City's comprehensive land use plan. It is crystal clear that a mixture of housing types is a fundamental objective in land use decisions. In fact, it is policy goal #1. From Columbia Imagined:

Policy One: Support Diverse and Inclusive Housing Options.

Livable and sustainable communities provide housing options at a variety of incomes, tastes, needs, abilities and ages....During the public input phase of the plan, participants

expressed a desire to encourage healthy lifestyles, a sense of community and a variety of housing options. Through diverse and inclusive housing options, the community will be able to meet the needs of the present population and respond to shifting demographic needs over time.

The demographic composition of the City reflects a need for a variety of housing options. Nearly one-third of the population is comprised of college students, the baby-boomer population is aging and one in ten residents reports a disability. Additional demographic and market research and public input identify other unmet needs in the forms of affordable housing and diversity of housing choices....

Here, Ashford Place helps achieve the objectives of Columbia Imagined by creating a diversity of housing options.

6. The applicant should be able to rely on the existing zoning.

As mentioned above, the property was zoned PUD-4 for single-family attached homes in 2010. Mr. Miller purchased the property with this zoning designation in 2013. Conversely, the adjacent development – The Brooks Plat 3 – was just approved in 2022. In other words, Mr. Miller and the PUD-4 zoning were here first. The fact that the Brooks has grown and expanded should not be a reason to reject Ashford Place.

7. The existing traffic studies accounted for Ashford Place.

In any event, as noted in the staff report, it has always been the plan that this property would be developed to a density of up to 4 units per acre with single-family attached dwelling units. This was reflected in the traffic study referenced in the staff report. For example, the staff report notes that the 2017 traffic study assumed that this property would develop with 85 units and therefore required that Sagemoor and Hoylake both be upgraded to accommodate anticipated traffic generated by 85 units. Given that only 77 dwelling units are being constructed here, the development falls within the parameters of the 2017 traffic study and any traffic impacts from Ashford Place have already been addressed.

Additionally, the suggestion that Sagemoor was intended to be a dead-end cul-de-sac is just not accurate. Plat 3 of the Brooks shows Sagemoor Drive being extended to this property in order to serve the future development of this property. Again, the City required that Sagemoor be upgraded to a Neighborhood Collector for the purpose of accommodating development of this property.

8. Background on the applicant

Finally, it's worth noting that the applicant here is a local, family-owned small business. The Miller family is the exclusive owner here – there are no outside investors or partners. They've been building homes in Columbia for nearly 35 years. They perform all of their own property management and maintenance and are on-site nearly every day. In their existing developments,

September 3, 2025

they have a great mix of tenants that range from retirees to professors to medical professionals. Some of their tenants have been with them for more than a decade. Additionally, the Millers live just northwest of Ashford Place. So, they have a significant incentive to build and maintain Ashford Place to the highest standards.

9. Conclusion

As always, thank you for your time and attention to this application. We look forward to seeing you at the hearing on Thursday and answering any additional questions you may have.

Sincerely,



R. Caleb Colbert



David Kunz <david.kunz@como.gov>

Strong Opposition to Ashford Place Development

1 message

Dianne Buffington <sowjoy3@gmail.com>

Tue, Jul 29, 2025 at 4:04 PM

To: david.kunz@como.gov, Mark Buffington <jmarkbuff@gmail.com>, "jhenley2015@gmail.com" <jhenley2015@gmail.com>

David,

On behalf of the hubs, Mark and myself, I am writing to express our deep concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure. Plus, we are quite concerned with the folks coming to live for a year or so, then leaving creating an overall unstable neighborhood. There's also a concern of "what if" it becomes similar to The Links and could possibly become a Section 8 neighborhood. I doubt anyone saw that potential come into play until it happened. We are hesitant thinking this has not been thought out sufficiently. We have paid a premium amount for our home and would not have expected a triplex as a possibility or we wouldn't have moved here.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

One more thing: It did not seem above reproach to us that the posting for the Ashford Place was put at a dead end road to be barely seen. Had it not been posted on our neighborhood facebook page, we would not have known until the deed was done. There were no fliers at doors, or any kind of mailing that we are aware of that happened. That is disconcerting as well.

We respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep us informed of any upcoming public meetings or hearings by email, fliers or postal mail. We would truly appreciate that in earnest.

Thank you for listening as well as your service and consideration.

Sincerely,

Two residents of Columbia, Living in The Brooks

J Mark and Dianne Buffington

<4824 Stayton Ferry Loop>

Columbia, MO 65201

Support for the Ashford Place Development

Dominick Ehling <domehling0425@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Thu, Sep 4, 2025 at 3:31 PM

Mr. David Kunz,

I am writing to express my support for the proposed Ashford Place Development. I currently rent a home in The Brooks, where I live with my wife and our infant son. We recognize the critical need for additional affordable housing in Columbia, and we would welcome the opportunity to live near such a development.

As residents of The Brooks, we have closely followed the discourse surrounding Ashford Place, both in the neighborhood Facebook group and through flyers distributed door-to-door. Unfortunately, much of this discourse has been troubling, relying on language and reasoning that echo historically discriminatory practices. Below are direct excerpts from "The Brooks Subdivision – Columbia MO" Facebook group:

"This is an existential threat to the quality of life in our subdivision and perhaps the entire area"

"The collective apprehension reflects genuine concerns about compatibility and the precedent such approval might establish for future development in our area."

"We were under the impression from the City Planner - the proposed units would be the same - UNTIL we found out yesterday - Sadly that is UNTRUE! The Developer - Troy Miller plans on retaining ownership of all units to RENT ONLY! In other words - it will be TRIPLEX APARTMENTS! WE DON'T WANT that here - right next to our beautiful homes & JUST watch your home value decrease SUBSTANTIALLY if approved by PLANNING COMMISSION!" (Emphasis original)

"I think you will be affected by the fact that triplex rentals will bring more traffic in addition to possible foot traffic walking our sidewalks observing our half million dollar plus homes, causing increased safety and security issues. We already have unauthorized visitors to our pool. Other neighborhoods don't have these potential issues due to their outer boundaries not having thru streets."

"My major concern is the security issues of having the multi family units this near our half million dollar plus homes. Not to sound like a snob but this will lower our property values. It will also cause us to have safety and well being concerns. Not to mention the traffic increase."

"My real concern is apartments being downgraded to section 8 housing."

From these comments, it is clear that much of the opposition to Ashford Place within The Brooks is not rooted in legitimate planning concerns, but instead in fear-based assumptions and longstanding prejudices. The belief that lower-income residents are inherently dangerous, or that they diminish the character of a neighborhood, echoes exclusionary practices of the past. Statements about "unauthorized visitors" reflect an implicit bias that equates wealth—and often whiteness—with belonging.

In contrast, research consistently shows that affordable housing strengthens communities. Developments such as Ashford Place provide opportunities for teachers, healthcare workers, service employees, and young families to live closer to where they work, reducing commute times and fostering stronger neighborhood ties. Mixed-income housing supports economic stability, enhances social diversity, and contributes to healthier, more resilient communities. In addition, when designed thoughtfully, affordable multi-family housing has been shown to have little to no negative impact on surrounding property values—contrary to many of the claims circulating in opposition.

While I do not claim expertise in zoning or planning issues such as tree lines, traffic flow, or parcel use, I am deeply concerned by the tenor of the local opposition. I believe Columbia should be a community that welcomes residents across a range of incomes, and I therefore wish to state unequivocally my support for the Ashford Place development.

Respectfully,

Dominick Ehling



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

2 messages

Ella O'Toole <ellianna.leigh@gmail.com>
To: david.kunz@como.gov

Fri, Jul 25, 2025 at 5:02 PM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Ellianna O'Toole
Spyglass Court
Resident of Columbia, MO

David Kunz <david.kunz@como.gov>
Draft To: Ella O'Toole <ellianna.leigh@gmail.com>

Mon, Jul 28, 2025 at 8:38 AM

Thank you for your comments. I have saved your email and it will be made available to the Planning and Zoning Commissioners for the meeting on 8/7 through the published agenda under public correspondence for this respective case.

Just in case there is confusion, there are not dedicated time slots for particular individuals of the public to make comment regarding this request. There is a general public hearing that will take place after staff presentation on the case, and that public hearing will not end until all parties that wish to speak have spoken, so you will have an opportunity to express your concerns.

If you have any questions, please feel free to reach out to me. Thank you!

Sincerely,

David Kunz

City of Columbia

701 E. Broadway

P.O. Box 6015

Columbia, Missouri 65205-6015

(573)817-5006

David.Kunz@CoMo.gov

[Quoted text hidden]



David Kunz <david.kunz@como.gov>

In support of Ashford Place from a Brooks resident

1 message

Emily Duggins <emilyeduggins@gmail.com>
To: david.kunz@como.gov

Thu, Sep 4, 2025 at 2:51 PM

To whom it may concern:

I am writing in support of the Ashford Place development. My husband and I rent a home in The Brooks. We live here with our infant son. We believe in the development of more affordable housing and will be happy to live near it.

As residents of The Brooks, we have been witnesses to the neighborhood discourse surrounding the proposed Ashford Place development, both in the neighborhood Facebook group and through flyers handed out door-to-door. The dialogue has been incredibly worrisome, employing long-used racist tactics. The following are quotes from "The Brooks Subdivision - Columbia MO" Facebook group, of which we are members:

"This is an existential threat to the quality of life in our subdivision and perhaps the entire area"

"The collective apprehension reflects genuine concerns about compatibility and the precedent such approval might establish for future development in our area."

"We were under the impression from the City Planner - the proposed units would be the same - UNTIL we found out yesterday - Sadly that is UNTRUE! The Developer - Troy Miller plans on retaining ownership of all units to RENT ONLY! In other words - it will be TRIPLEX APARTMENTS! WE DON'T WANT that here - right next to our beautiful homes & JUST watch your home value decrease SUBSTANTIALLY if approved by PLANNING COMMISSION!" (Emphasis original)

"I think you will be affected by the fact that triplex rentals will bring more traffic in addition to possible foot traffic walking our sidewalks observing our half million dollar plus homes, causing increased safety and security issues. We already have unauthorized visitors to our pool. Other neighborhoods don't have these potential issues due to their outer boundaries not having thru streets."

"My major concern is the security issues of having the multi family units this near our half million dollar plus homes. Not to sound like a snob but this will lower our property values. It will also cause us to have safety and well being concerns. Not to mention the traffic increase."

"My real concern is apartments being downgraded to section 8 housing."

It is evident to us that The Brooks residents' opposition to Ashford Place is deeply rooted in racism. The points presented in opposition to AP seem to have been searched for to create support for their opposition, rather than opposition arising from good faith arguments.

The arguments are based in fear, assuming that people with lower incomes are dangerous. The desire to control who lives nearby resembles laws banning Black people from living in primarily white neighborhoods. Posts about "unauthorized visitors" judge who lives in this neighborhood or not simply from their appearance of wealth (i.e. whiteness).

I do not have a clear enough understanding of planning and zoning to comment on matters such as tree lines, traffic patterns, or parcel sizes/use. However, I am deeply concerned with the nature of the conversation and want to express my support of affordable multi-family housing.

Thank you,
Emily Ehling



David Kunz <david.kunz@como.gov>

Ashland Place development

Fern Walls <jimandfern74@gmail.com>
To: david.kunz@como.gov

Thu, Jul 24, 2025 at 11:01 AM

Sent from my iPhone

Subject: Ashland Place development

I am a concerned citizen about the building of multi family homes in and or near in fact connected to the Brooks development. My main concern is that the multi family triplexes will bring in less than desirable tenants. Which will negatively impact my investment in a half a million dollar home. Lowering the value, in addition to bringing unwanted security issues to my home and neighborhood. The streets of Sagemoor and Beth Page which are planned to enter the Brooks from Ashford Place, will bring more traffic thru the Brooks. We are already having speeding traffic thru our neighborhood on Hoylake as it is a short cut from Rolling Hills to WW Hwy. I would like to get speed bumps installed to address the speeding.

I would like to be on the agenda for the August 7, 2025 Planning Commission Meeting.

Fern Walls on Stayton Ferry Loop, in the Brooks, Columbia, Mo 65201



David Kunz <david.kunz@como.gov>

Development adjoining The Brooks subdivision

1 message

Gail Hauswirth <gailhswrth68@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Wed, Jul 30, 2025 at 8:49 AM

Good morning, Mr. Kunz,

I am writing to express my husband and my objection to the triplex development being proposed within our development. We have have watched as drive-through traffic has steadily increased through our subdivision since we purchased our home in 2018. The cars routinely speed through at high speeds, making it unsafe to be on the sidewalk or cross the street to get our mail. We receive little to any enforcement activity from city law enforcement.

Adding a more dense development to the mix in the physical bosom of our neighborhood can only exacerbate the unsafe conditions in our subdivision. Beyond that, I would expect this to have a negative effect on our property values from the standpoint of having adjoining rental properties. I respectfully ask that this planned development be rejected on the basis of the stated concerns.

Sincerely,

Dennis and Gail Hauswirth
5338 Harbor Town Drive



David Kunz <david.kunz@como.gov>

Concerns About Proposed Ashford Place Development

1 message

Giovanni Colitti <g.a.colitti@gmail.com>
To: david.kunz@como.gov

Sun, Jul 27, 2025 at 5:54 PM

Dear Mr. Kunz,

I'm a nearby resident writing to share my concerns about the proposed Ashford Place development. I understand the need for housing, but I'm worried that this particular project—77 triplexes with only single-car garages and no guest parking—isn't a good fit for the area as currently planned.

Our neighborhood already sees a fair amount of traffic, and adding this density without adequate infrastructure could make things worse. I'm particularly concerned about overflow parking, pedestrian safety, and the long-term pressure this could place on city services like waste management and street maintenance.

More broadly, I hope the city is weighing not just how many units can be built, but how development affects livability—for both new residents and existing ones. I'd really appreciate it if you could keep me informed about any upcoming meetings or opportunities to share public input.

Thanks for your time and for the work you do for Columbia.

Best regards,
Giovanni Colitti
[5004 Kenora Drive](mailto:5004KenoraDrive@Gmail.com)
Columbia, MO



David Kunz <david.kunz@como.gov>

Ashford Place

Gregg Seibert <greggseibert@gmail.com>
To: David Kunz <david.kunz@como.gov>
Cc: jhenley2015@gmail.com

Thu, Jul 31, 2025 at 12:33 PM

I had the 77 units accurately stated in first paragraph - forgot to change the number referencing the same thing in 2nd paragraph. Nonetheless, it will still significantly increase traffic on our street as most units will have more than one car. The rest of the community has been under construction since we purchased our house. We were unaware when we purchased it Sagemoor would be continually a major traffic street well into the future and possibly forever. They should have moved the houses further back from the street if this was the plan along.

Thanks.
Gregg

On Thu, Jul 31, 2025 at 12:25 PM David Kunz <david.kunz@como.gov> wrote:
[Quoted text hidden]



David Kunz <david.kunz@como.gov>

Ashford Place

1 message

Gregg Seibert <greggseibert@gmail.com>

To: "david.kunz@como.gov" <david.kunz@como.gov>, jhenley2015@gmail.com

Thu, Jul 31, 2025 at 12:17 PM

David,

We purchased our house on Sagemoor Dr in Columbia in 2024 as we were attracted to the community amenities and quiet street, etc. We understand Sagemoor will be continued into a 77 unit new development with triplex rental units. . This 77 unit project raises serious issues related to traffic flow, pedestrian safety & inadequate infrastructure due to the proposed triplex style of living that contains only single- car garages & no guest parking.

In our opinion the houses on Sagemoor were built too close to the street for a road leading into another large community. There are a lot of families walking children and their pets along this road and given the lack of depth between the street and the front door I assume whoever signed off on this did not plan on Sagemoor becoming a major thoroughfare. It is hard enough now to pull out of Sagemoor onto WW.

This will be impossible if there are 225 units built at the end of the street who need access leading to severe increased traffic congestion . The safety of our residents should be of utmost priority.

Approval of triplex rental units will only increase traffic, strain infrastructure & introduce incompatible land use to a well- established single-family neighborhood. We ask the City to reject this development proposal - Ashford Place.

Thanks for your consideration

Gregg and Angela S.



David Kunz <david.kunz@como.gov>

Ashford Place Development

Gwen Miller <gwenkmiller@gmail.com>

Thu, Jul 24, 2025 at 10:36 AM

To: david.kunz@como.gov

Cc: jhenley2015@gmail.com

My husband and I have been home owners in The Brooks for six years. We are very concerned about the proposed Ashford Place addition off Sagemoor Drive. We are already seeing more and more (non compliant speeding), through traffic in our neighborhood. We are concerned that the proposed addition will bring more traffic, crime, and congestion to our neighborhood. Already there is increased traffic on WW which is a somewhat hazardous road. We are also concerned about the large number of units proposed and lack of parking.

Gwen Miller

THE LAW FIRM OF
HADEN & COLBERT

September 3, 2025

VIA E-MAIL

Planning & Zoning Commission
c/o David Kunz
Planner
Community Development Department – City of Columbia
701 E. Broadway
Columbia, MO 65201

Re: Ashford Place – Case 231-2025

Dear Commissioners –

I'm writing on behalf of Troy Miller Properties, LLC in advance of Thursday's Planning & Zoning meeting to address some of the questions and concerns raised in the public correspondence regarding Ashford Place. Based on the public correspondence included in the agenda, there appears to be some confusion and misunderstanding regarding Ashford Place. In order to make efficient use of our time Thursday, we thought it would be helpful to address some of these concerns in advance.

1. Ashford Place is not a rezoning.

Several letters in opposition to Ashford Place describe the current request as a "rezoning." This is not a rezoning. The property at issue was zoned for single-family attached residential use at a density of PUD-4 (meaning 4 dwelling units per acre) fifteen years ago.

The reason for the request - and the reason this case is before the Planning & Zoning Commission - is that prior to the UDC being adopted in 2017, planned districts did not require that a development plan be submitted with the request for planned zoning. Prior to 2017, a property owner could rezone property to a planned district using a statement of intent which would describe the permitted uses and the permitted density for future development. This is precisely what happened here – this property was rezoned in 2010 to a planned district which allowed single-family attached as a permitted use and included a maximum density of 4 units per acre.

So, our proposed development plan for Ashford Place is consistent with the original planned zoning put in place fifteen years ago. The proposed density of 3.2 dwelling units per acre is clearly within the permitted density of 4 dwelling units per acre.

2. Ashford Place is not an apartment complex.

Several letters describe Ashford Place as "apartments." Again, this is incorrect. Ashford Place consists of single-family attached homes. Each home is its own dwelling unit. In turn, each dwelling unit is located on its own lot. Because each of the dwelling units is on its own lot, each

dwelling unit could be owner-occupied. However, it is the applicant's intention to retain ownership and rent the homes for now. But the applicant has deliberately and intentionally placed each home on its own lot so that they can be sold in the future.

3. Ashford Place is not “dense.”

Several neighbors have raised concerns about density and complain that Ashford Place's density of 3.2 units per acre is too dense. Again, the density was approved at 4 units per acre fifteen years ago. But – in reality – 3.2 units per acre is very similar to the last phase of The Brooks Development.

The Brooks Plat No. 3 was approved in 2022 and includes 241 dwelling units over 92.39 acres. This equates to a density of 2.6 units per acre. Densities of 2.6 and 3.2 are comparable from a land use perspective.

4. Land use decisions should not be based on the type of occupancy.

It is important to note that much of the criticism of Ashford Place appears to be directed at the fact that the single-family homes will be rented instead of being owner-occupied, at least initially. With all due respect to those concerns, whether the homes will be owner-occupied or tenant-occupied is irrelevant to the proposed development plan. The UDC does not distinguish between owner-occupied and tenant-occupied housing when it comes to zoning. A single-family home is a single-family home, regardless of whether the family living under the roof is the owner or a renter.

5. Columbia Imagined encourages a mixture of housing types.

Several neighbors have complained that Ashford Place is out of character with The Brooks and will potentially lower property values in The Brooks. This is a thinly veiled complaint that only expensive, owner-occupied single-family detached homes should be built here. For the reasons discussed above, this is just incorrect – i.e. i) single-family attached is a permitted use under the existing zoning for the property; ii) a density of 3.2 units per acre is reasonably comparable to the 2.6 units per acre in The Brooks Plat 3; iii) there is absolutely no reason to believe that Ashford Place will lower property values in The Brooks.

But even if Ashford Place and The Brooks are slightly different and serve different segments of the market – that's not a reason to reject Ashford Place. Columbia Imagined is the City's comprehensive land use plan. It is crystal clear that a mixture of housing types is a fundamental objective in land use decisions. In fact, it is policy goal #1. From Columbia Imagined:

Policy One: Support Diverse and Inclusive Housing Options.

Livable and sustainable communities provide housing options at a variety of incomes, tastes, needs, abilities and ages....During the public input phase of the plan, participants

expressed a desire to encourage healthy lifestyles, a sense of community and a variety of housing options. Through diverse and inclusive housing options, the community will be able to meet the needs of the present population and respond to shifting demographic needs over time.

The demographic composition of the City reflects a need for a variety of housing options. Nearly one-third of the population is comprised of college students, the baby-boomer population is aging and one in ten residents reports a disability. Additional demographic and market research and public input identify other unmet needs in the forms of affordable housing and diversity of housing choices....

Here, Ashford Place helps achieve the objectives of Columbia Imagined by creating a diversity of housing options.

6. The applicant should be able to rely on the existing zoning.

As mentioned above, the property was zoned PUD-4 for single-family attached homes in 2010. Mr. Miller purchased the property with this zoning designation in 2013. Conversely, the adjacent development – The Brooks Plat 3 – was just approved in 2022. In other words, Mr. Miller and the PUD-4 zoning were here first. The fact that the Brooks has grown and expanded should not be a reason to reject Ashford Place.

7. The existing traffic studies accounted for Ashford Place.

In any event, as noted in the staff report, it has always been the plan that this property would be developed to a density of up to 4 units per acre with single-family attached dwelling units. This was reflected in the traffic study referenced in the staff report. For example, the staff report notes that the 2017 traffic study assumed that this property would develop with 85 units and therefore required that Sagemoor and Hoylake both be upgraded to accommodate anticipated traffic generated by 85 units. Given that only 77 dwelling units are being constructed here, the development falls within the parameters of the 2017 traffic study and any traffic impacts from Ashford Place have already been addressed.

Additionally, the suggestion that Sagemoor was intended to be a dead-end cul-de-sac is just not accurate. Plat 3 of the Brooks shows Sagemoor Drive being extended to this property in order to serve the future development of this property. Again, the City required that Sagemoor be upgraded to a Neighborhood Collector for the purpose of accommodating development of this property.

8. Background on the applicant

Finally, it's worth noting that the applicant here is a local, family-owned small business. The Miller family is the exclusive owner here – there are no outside investors or partners. They've been building homes in Columbia for nearly 35 years. They perform all of their own property management and maintenance and are on-site nearly every day. In their existing developments,

September 3, 2025

they have a great mix of tenants that range from retirees to professors to medical professionals. Some of their tenants have been with them for more than a decade. Additionally, the Millers live just northwest of Ashford Place. So, they have a significant incentive to build and maintain Ashford Place to the highest standards.

9. Conclusion

As always, thank you for your time and attention to this application. We look forward to seeing you at the hearing on Thursday and answering any additional questions you may have.

Sincerely,



R. Caleb Colbert

Ashford Place proposed planning info request

Holly Pashia <hpashia.hp@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Wed, Jul 23, 2025 at 9:52 PM

David,

My husband and I live on Sagemoor Dr. We bought a brand new home and moved here March of 2024. We like the area, the wooded space behind our home, our neighbors, and the limited traffic of our subdivision. We look forward to the homes around us being built and the HOA controlled living agreements.

Today we learned about a proposed development that would have an impact on our street and the area directly north of The Brooks phase three area.

Concerns my husband and I have are:

There has been little to no information shared with the residents of this part of our subdivision. I am aware that this development is not part of the Brooks, however Sagemoor Dr. would be a main through street to this development, which does concern those of us living on Sagemoor.

The information I have shows this development to be a proposal for a more dense living space with Triplex buildings.

1. Traffic congestion
2. Overcrowding and strain on infrastructure (schools, utilities)
3. Loss of open spaces for changes to neighborhood character - wooded areas would be lost.
4. Potential decrease to property values - especially for homes on Sagemoor and those homes with back yards that would be facing the triplexes.
5. Additional noise and congestion.

Questions we have are:

1. Will the developer leave a green space between the triplex development and our subdivision?
2. Has the city or the developer done a study to determine the amount of traffic increase for Sagemoor Dr. and if so, what is the estimated increase and how will the developer or the city address this increase to regulate speed, noise, and congestion?
3. Has the city or the developer done a study or have any comparable neighborhoods that have undergone this same scenario to indicate the effect this proposal will have on the property value of our subdivision's single family homes - which are very different from the triplex living development?
4. Will these triplexes be rentals?
Rentals could possibly have the following affects:
 - negatively affect property values in The Brooks phase three area and may have future implications for the Phase 1 and 2 areas as well.
 - create a decline in the sense of community in an existing area
 - take away from the price points and overall desirability of the area
 - take away from the neighborhood aesthetic and perceived value
 - increase noise
5. How will this proposed development affect the rules and expectations of the HOA of The Brooks?
6. If this proposed development is approved, what is the expected overall construction time frame and will the construction traffic use Sagemoor as the main entrance to gain access to this area?

Thank you for your time,
Holly and Michael McCoy



David Kunz <david.kunz@como.gov>

Ashford Place

1 message

Howard Fickle <howardlfi@gmail.com>

To: david.kunz@como.gov

Cc: Anita Fickle <anitahoward1144@msn.com>

Sat, Jul 26, 2025 at 12:28 PM

Subject: Opposition to Ashford Place Development

Dear Sir

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,

Anita Fickle

5313 Harbor Town Drive

Columbia, MO 65201



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

Hunter Smith <huntsmith3683@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Fri, Jul 25, 2025 at 9:00 PM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Hunter Smith
[1309 Haxby Ct, Columbia, MO 65201](mailto:1309HaxbyCtColumbiaMO65201)



David Kunz <david.kunz@como.gov>

Proposed Re-zoning "Ashford Place"

1 message

Jack Maher 3 <maher3@jlmproperties.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Mon, Jul 28, 2025 at 10:02 AM

Hey David, please place me on the docket to speak at next p&z meeting regarding the proposed development of Ashford Place.

See below message to forward to P&Z.

Dear Members of the City Planning Department,

I am writing to formally express my opposition to the proposed rezoning application for the property designated as "Ashford Place," located behind my residence at 809 Brockton Drive and adjacent to Sagemoor Drive, which serves as a primary access route for our neighborhood. The application seeks to rezone this parcel from single-family residential to permit triplex construction.

I respectfully submit the following concerns for your consideration:

Property Values and Neighborhood Compatibility

The proposed development represents a significant departure from the established single-family residential character of our neighborhood, where median property values approximate \$500,000. The introduction of higher-density housing may adversely impact property valuations and alter the residential fabric that defines our community.

Land Use Optimization

After careful consideration of the site characteristics and surrounding context, I believe the proposed triplex development does not represent the optimal use of this parcel. Alternative development approaches that better align with existing neighborhood density and character would serve both the community and the city's long-term planning objectives more effectively.

Community Sentiment

Based on discussions with neighboring residents, there appears to be substantial community concern regarding this proposed rezoning. This collective apprehension reflects genuine concerns about compatibility and the precedent such approval might establish for future development in our area.

Infrastructure and Quality of Life Considerations

Any new development should demonstrate adequate infrastructure capacity to support increased density without compromising the quality of life for existing residents. This includes considerations for traffic patterns, utilities, and community services.

I respectfully urge the City Planning Department to deny this rezoning request and encourage development proposals that maintain compatibility with the established neighborhood character while meeting the city's broader housing and development goals.

I request that this correspondence be included in the official record for this application and that I receive notification of all public hearings and decisions related to this matter.

Thank you for your consideration of these concerns and for your continued service to our community.

Respectfully submitted,

Jack Maher

[809 Brockton Drive](#)

Jack L. Maher, III

Broker-Officer

JLM Properties, Inc.

[3610 Buttonwood Dr., Suite 200](#)

[Columbia, MO 65201](#)

C. 573.489.6860

W. 573.228.6321

F. 573.886.8901

Maher3@jlmproperties.com





David Kunz <david.kunz@como.gov>

Concern Regarding Ashford Place - Request to Speak at August 7 Meeting

1 message

jlshutteratx@gmail.com <jlshutteratx@gmail.com>
To: David.kunz@como.gov

Thu, Jul 31, 2025 at 4:44 PM

Dear David,

We would both like to sign up to speak at the upcoming Planning and Zoning Commission meeting on August 7. We are writing to express our strong opposition to the proposed Ashford Place development planned adjacent to The Brooks subdivision, where we currently reside.

The Brooks is a well-established and desirable neighborhood with homes valued at \$500,000 and above. We are deeply concerned that the proposed high-density development—consisting of tri-plex units and likely intended for low-income rental—will negatively impact our property values and overall quality of life.

One of our primary concerns is the increase in traffic. Hoylake Drive is already used as a high-speed cut-through between WW and Rolling Hills, and we have experienced ongoing safety issues as a result. Despite our efforts to engage with the City's traffic engineering staff, there has been little meaningful action taken to address these concerns. Adding 77 new units with access through Sagemoor Drive—a residential street within The Brooks—will only exacerbate the traffic and safety issues we are already facing.

Additionally, the proposed development does not appear to include sufficient visitor parking, with single-car driveways that mirror layouts in nearby developments where we've observed frequent police activity. We believe this will likely lead to overcrowding, illegal parking, and an increased risk of crime in our neighborhood.

In summary, we respectfully ask the Commission to reconsider approving Ashford Place as currently proposed. We believe it is incompatible with the character of our neighborhood and would create significant negative impacts for current owners.

Thank you for your time and consideration.

Respectfully,

Jay and Jamie Shutter
461 Bandon Dunes Ct.
Columbia, MO 65201
512-426-1566



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place - 901 Sagemoor Dr

1 message

Jen Meyer <jmeyer61496@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Thu, Jul 31, 2025 at 9:04 PM

David,

I am sending this email to express my **strong opposition to the proposed Ashford Place development** as a resident on Sagemoor Dr.

It is clear that Sagemoor is a stubbed-out street, and I understand that future development is anticipated in this area. My concern is not with the fact that development is occurring, but with the type of development being proposed.

The Ashford Place plan, as it stands, raises several serious issues:

- **Density:** The high-density apartment layout is not compatible with the character or scale of our existing single-family neighborhood.
- **Parking:** The proposed parking is insufficient and will likely spill over into surrounding residential areas.
- **Traffic and Access:** Using Sagemoor as a primary access point is not appropriate. The street is narrow, and we already experience significant foot traffic from residents, including families with young children and seniors. Adding apartment-level vehicle traffic creates serious safety concerns for pedestrians when considering the addition of 150+ cars in and out to accommodate a 77-unit development, delivery drivers, first responders, etc.

I urge the Planning & Zoning Commission to consider a development more suited to the character and capacity of this area...something that enhances, rather than disrupts, the fabric of our neighborhood, such as similar caliber single-family housing to the Brooks. Responsible growth matters.

Thank you for your time and consideration.

Sincerely,
Jen Bryan



David Kunz <david.kunz@como.gov>

Ashford Place Development

Jessica Hafner <jessica.hafner@kmiz.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Thu, Jul 24, 2025 at 3:51 PM

Hi David,

I am a Brooks Neighborhood resident and meteorologist at KMIZ. One of our reporters covered some of the newer developments coming to east Columbia in the coming months a week or two ago and her report mentioned that these will be "tri-plex" buildings but zoned for single families. I've been with KMIZ for almost 10 years collectively, and we have covered numerous crime events including recent shooting incidents nearby...a shooting happened on El Chapparal last week. As a parent and resident, I am concerned that these new dwellings in Ashford Place will be single car driveways with no visitor parking, a similar setup to some nearby streets that have had reported police incidents. Along with that concern, there is already a problem with speeding traffic down Hoylake Drive in the Brooks as many people who don't live in the neighborhood use it as a cut through from WW to Rolling Hills. Some neighbors are concerned about the same thing happening on Sagemoor in Phase 3 of the Brooks. I've also heard concerns from other neighbors about the Ashford Place triplexes eventually becoming Section 8 housing. Who is the developer for these units?

Thank you for your time,
Jessica

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ASHFORD PLACE PROPOSED PLANNED DEVELOPMENT

1 message

John Shinn <jshinn.2016@mail.com>

Mon, Jul 28, 2025 at 10:37 PM

To: david.kunz@como.gov

Cc: Tatyana Shinn <tatyana.shinn@yahoo.com>, dquincy1@comcast.net, jhenley2015@gmail.com

Greetings,

Please log my opposition letter herein; into the proceedings and deliver to the Planning Commission Members as I will not be able to attend the August 7th, meeting.

My name is John Shinn, I currently live at 4408 Kingston Heath Dr and also own 4412 Kingston Heath Dr, at both of which; my family and extended family reside.

I am **VEHEMENTLY OPPOSED** to this type of higher density redevelopment in a Planned Development designation when all previous planning and layout has indicated and in fact transpired in the Brooks Subdivision consisting of 1/4 to 1/5 acre (8500 SF Lots) with single family homes. Citizens have purchased housing and invested in this subdivision with the understanding that it is in fact **LOW DENSITY** 1/4 to 1/5 acre (8500 SF Lots) with single family homes. Before I purchased my home at 4408 Kingston Heath I looked at the zoning map, the subdivision plat and while PD is planned development, logically the type of development aforesaid would be continued throughout the remainder of the subdivision and indicated by previously approved plats. The proposed high density development and divergence from the low density 8500 SF lot design with single family homes constitutes a legal taking in reduction of future home values of the low density sections of the subdivision.

The proposed development change to high density I believe will also generate more stormwater runoff and from what I have observed with other developments in town in regard to stormwater management; I would say Columbia needs to upgrade the ordinance regarding PRE-development runoff quantity and rates (vs) POST development conditions.

What is the Post Development Release Rate and Quantity of the Watershed Area vs the Pre-Development condition for the Brooks with the increased density? How does it affect the downstream North Fork of Grindstone Creek which is tributary to Hinkson Creek; both of which exhibit sedimentary erosion deposits and reduction in sustainable stabilized streambank capacity from upstream development. I suspect the high density development proposed will further overload creek capacity past a sustainable stabilized streambank threshold.

Amazingly when there is flooding in the watershed downstream (example Forum Blvd at Hinkson Creek) everyone is astonished ... when the answer is quite simple - stop loading the creek watershed with uncontrolled runoff and reduce the runoff to a (2) year storm intensity occurrence pre-development rate or less. Does this development increase to high density comply with the current Federal SW3P agreement? I cannot believe it will be beneficial for the watershed.

Internal to the Brooks Subdivision; the incorporation of High Density Rental housing located in the center of the subdivision defies land development teaching/training (possibly code) in that now the developer proposes to generate high volumes of traffic at the center of the subdivision and route the traffic through the low density areas of the subdivision. This proposal is an afterthought, not planning. This is not acceptable and unsafe as well as inefficient; if a developer is planning a subdivision the high density sections should have already been located close to the arterial traffic routes at the outside edges of the subdivision development. This type of design compromises health, safety, welfare, livelihood; and is a public endangerment. In my opinion the proposal exhibits incompetence and greed at the expense of public health, safety, welfare, and livelihood; as well as at my personal expense and those families who have already invested in the Brooks Subdivision.

The proposed development creates an unsafe loading on the streets and I suspect will exceed design warrant for the streets to be utilized within the Brooks. These streets are already 2 to 3 feet less wide than Cascades or Thornbrook Subdivisions. You cannot park cars on our streets on both sides of the street and have two cars pass each other without some anxiety. The city keeps approving these developments of 3500 to 5500 plus houses (combining Brooks, Vineyards and Old Hawthorne Subdivisions) without providing street/road improvements needed on connecting arterials; all while increasing traffic load. When is the City of Columbia going to improve our arterial connectors accordingly?

A good example is Scott Boulevard (4 LANES) Design or even the (2 LANE) Providence Road design going North of the Interstate as opposed to the inadequacy of East Broadway from US 63 to The Brooks, Vineyards, El Chaparral Avenue Subdivision, and Old Hawthorne. This is an abject example of completely inadequate treatment of different parts of town. Arterials with sidewalks, shoulders/bike route, adequate lane width of 11 feet or more is the minimum needed road improvement of East Broadway from Old

Hawthorne to US HWY 63... and not to mention the traffic loading developing on South Rolling Hills Rd. (at least it is upgraded to a degree and in some areas with sidewalks, bike lanes and better lane width) going north the Interstate. Again, another valid reason the increased density of this project should not be approved.

Traffic stacks a half mile most mornings from the first light at East Broadway and US HWY 63 ... which is almost to the entrance to the A1 Auto Salvage Yard. The high density development is going to make this much worse - (77) units for just this parcel and then what? .. proposals for more high density development on the other two parcels.... adding 220 up to 700 cars going through the low density sections of the Brooks Subdivision - NOT GOOD.

The City approved the Brooks originally without a public park required within the subdivision. The developer should have been required to provide acreage for a public park and provided an internal trail/sidewalk system with connection to the subdivision perimeter streets. These are things the city can require in development when changes in zoning are requested. Now the developer wants a zoning change and to increase the density while providing no reasonable public park, off street parking for the rental units proposed, no widening of roads for accommodation. This would be a disastrous mess if approved.

Again, I reiterate - You cannot park cars on our streets on both sides of the street and have two cars pass each other without some anxiety; and add to that .. if you value your car you will not park it in the street.

There are significant safety concerns due to current traffic cutting through Hoylake Drive between Rolling Hills and Highway WW. Non-residents routinely speed through our neighborhood, and there have been multiple incidents involving wrecked or abandoned vehicles, as well as several near-misses with pedestrians. We've pleaded with the city in the past for basic traffic-calming measures —such as speed bumps or gated entry points—but our concerns have been dismissed or stalled at the "speed study" phase (where radar trailers are placed on inclines, which is not an accurate representation of speed). Adding proposed high density triplex development will obviously exacerbate and make this situation worse.

Also, adding this traffic to the area does not help access to the school intersection at Sagemoor at E Broadway... there are not even ramps to S Rosetta Avenue on the other side of E Broadway. This intersection is already loaded in the morning with cross traffic and intersecting turn traffic. Try making turns here at your peril.

It should not take a tragedy—possibly a pedestrian or cyclist fatality—for responsible decision making/action to be taken by NOT APPROVING THIS PLANNED DEVELOPMENT. We shouldn't have to wait for that to happen. The health, safety, welfare, livelihood, and quality of life; of our residents, and especially children and the elderly, should be priority.

The proposed high density tri-plex development will unsafely and unnecessarily increase traffic and associated danger, strain infrastructure through more intense use, and introduce incompatible land use to a well-established single-family neighborhood composed of 8500 (+/-) SF lots with one single family home per lot. This high density development will kill the character of our neighborhood.

Additionally, I speculate that the same developer is proposing to apply this high density development to the other tracts in the Brooks Subdivision on the South Side of the North Fork of Grindstone Creek thus creating even more of the same problems described. Again this is not acceptable. Then, what... we are looking at what 220 to 700 cars additional through the low density sections of the subdivision each day instead of 60% less than that with original 8500 (+/-) SF lots with one single family home per lot. Make no mistake there will not just be one car per unit... but 2 and probably 3 because all of these tri-plexes are most likely to be rentals.

I have also heard that there are plans for even more high density development on the North Side of the North Fork of Grindstone Creek adjacent to E. Richland Rd. which again will exacerbate and exceed load capacity of the infrastructure in the area. I sincerely hope there is not a plan to connect that future high density mess to the Brooks subdivision by a separate road over the creek which will add even more problems as aforementioned.

A responsible city government representing our citizens will reject this development proposal and adhere to the original concept of single-family neighborhood composed of 8500 (+/-) SF lots with one single family home per lot.

I respectfully ask that you do right by the citizens of The Brooks Subdivision and this area of town in general.

REJECT AND DENY THIS PROPOSAL.

V/R, John Shinn



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

Kara Fleshman <karalfleshman@gmail.com>
To: david.kunz@como.gov

Thu, Jul 31, 2025 at 10:42 PM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,

Kara Fleshman
473 Bandon Dunes Ct Columbia, MO 65201
Resident of Columbia, MO



David Kunz <david.kunz@como.gov>

Ashford Place Development

1 message

Karen Piskulic <karenpiskulic@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Thu, Jul 31, 2025 at 3:19 PM

Thank you for your attention to our concerns regarding the Ashford Place Development.

We purchased our home in the Brooks in September, 2023 because we loved the community. The Tri-Plex buildings in Ashford Place will distract from the beauty of the Brooks.

We understand the properties will be rentals and not for purchase which will result in frequent moving in and out,

Our biggest concern is there is only one exit in and out of Ashford Place. Is this a safety issue?? This will cause a large volume of traffic on Sagemoor Drive which is in our Brooks neighborhood. We already have a lot of traffic on Hoylake Drive. This will also cause more traffic on WW.

We plan to attend the meeting on August 7th. We do not plan to speak at the meeting so we are emailing our concerns to you.

Where is the location of the meeting?

Please let me know when you receive this email.

Stephen & Karen Piskulic
704 Bodega Dr.
314-322-7315



David Kunz <david.kunz@como.gov>

Ashford Place planning commission meeting

1 message

Karin Tyrer <karin.tyler@gmail.com>

Sun, Jul 27, 2025 at 2:27 PM

To: david.kunz@como.gov

Cc: Braden Tyrer <jbtyrer@gmail.com>, Lindsay Tyrer <lindsayannpa@gmail.com>

Hello,

I am planning to attend the planning commission meeting on August 7 to discuss my concerns with the proposed development of Ashford Place. Would you please put me on the agenda?

Also, if you know these things, could you please let me know:

- How many bedrooms will there be per unit?
- How many square feet will there be per unit?
- How many bathrooms (full and half) will there be per unit?
- How many garage spaces will each unit have?
- How many cars can fit in the driveway of each unit?
- Will on-street parking be allowed in that area?
- Will parking be allowed on lawns in that area?
- Is there any additional parking available in the development? For guests, extra vehicles?
- Is there a park or play area proposed in the development?

As a nearby resident in the Brooks, I am concerned that this development will increase traffic through our neighborhood and parking on our streets, amongst other concerns.

Karin Tyrer
(502) 724-7306
karin.tyler@gmail.com
4509 Chambers Bay Drive
Columbia, MO 65201

The Brooks, Phase 3



David Kunz <david.kunz@como.gov>

Proposed Development Ashford Place

1 message

Karla Bryant <bryant4x@icloud.com>
To: david.kunz@como.gov

Fri, Aug 1, 2025 at 9:54 PM

Dear Members of the City Planning Department,

I am writing to formally express my opposition to the proposed rezoning application for the property designated as "Ashford Place," located near my residence in the Brooks and extending north along Sagemoor Drive, which serves as a primary access route for our neighborhood. I respectfully submit the following concerns for your consideration:

Property Values and Neighborhood Compatibility

The proposed development represents a marked departure from the established single-family residential character of our neighborhood, where median property values are approximately \$500,000. The introduction of higher-density housing risks undermining property values and disrupting the cohesive residential fabric that defines our community. I believe it has been said that it would be single family attached units, but that is not what Troy Miller is planning when he is going to own and use them as rentals.

Land Use Optimization

Given the site's characteristics and its surrounding context, the proposed triplex development does not appear to be the most suitable use of this parcel. Alternative development approaches that are more consistent with existing neighborhood density and character would better serve both community interests and the city's long-term planning objectives.

Community Sentiment

Conversations with fellow residents reveal substantial concern about the proposed rezoning. This collective apprehension reflects not only compatibility issues but also the precedent such an approval may set for future developments in our area.

Infrastructure and Quality of Life Considerations

Any proposed increase in residential density must be supported by adequate infrastructure. This includes careful attention to traffic flow, utility capacity, emergency access, and community services. With Sagemoor Drive being the main thoroughfare used for this development is not suitable for the density that is being proposed. The current proposal does not demonstrate that these factors have been sufficiently addressed. In light of these concerns, I respectfully urge the City Planning Department to deny this rezoning request and to promote development proposals that align with the established character of the neighborhood while advancing the city's broader goals for thoughtful and balanced growth.

I request that this letter be included in the official record for this application and that I be notified of all public hearings and decisions related to this matter.

Thank you for your time, consideration, and continued service to our community.
Karla Bryant



David Kunz <david.kunz@como.gov>

Re: Zoning approval Ashford Place for three-plex's Asfotd

2 messages

Kent Hackamack <kwhackamack@gmail.com>
To: david.kunz@como.gov

Sat, Jul 26, 2025 at 12:37 PM

My name is Kent Hackamack I live at [705 Sagemoor Drive, Columbia MO](#) I am a retired CFO from a 2 billion dollar public Company traded on the NYSE exchange and have been involved in numerous zoning issues in my 30 year career. To allow a group to build a complex with no guest parking, no numerous green space, there will be numerous cars parked on the street and single car garages does not protect the homeowners you have already zoned approved for their single family homes properties. Also this property is attached to an already approved zoned subdivision for single family homes with no public streets or roads separating the properties. The property owner should have gotten the zoning approval before he bought the property, he will now have to defend his position, I have attorneys on retainer, thank you for your attention to this matter, Kent Hackamack cell number (573) 795-1596

Kent Hackamack <kwhackamack@gmail.com>
To: david.kunz@como.gov

Sat, Jul 26, 2025 at 12:41 PM

[Quoted text hidden]



David Kunz <david.kunz@como.gov>

Opposition to Proposed Ashford Place Development Near The Brooks

Kimberly Pearcy <kampearcy@gmail.com>

Thu, Jul 24, 2025 at 9:47 PM

To: david.kunz@como.gov

Cc: jhenley2015@gmail.com, dequincy1@comcast.net

Good evening,

I'm writing as a resident of The Brooks neighborhood to express concern about the proposed Ashford Place development.

The scale and design of this development appear incompatible with the character and infrastructure of our neighborhood. The Brooks was developed with a focus on lower-density living, including 3-car garages and strict architectural standards enforced by our HOA. The introduction of a high-density triplex community directly adjacent to us raises several concerns:

- Lack of guest parking will almost certainly lead to overflow vehicles spilling into our streets, creating congestion and safety issues.
- Increased traffic volume will impact both safety and quality of life for our residents.
- The sharp contrast in housing style and density could negatively affect the cohesion and long-term stability of our community.

While we support thoughtful growth and development in the city, this plan—without significant revisions—risks disrupting the fabric of an established neighborhood. I respectfully ask that the city reconsider this proposal or require modifications to better align with the surrounding area.

Thank you for your attention. I would appreciate updates on any future meetings or opportunities for public input.

Respectfully,

Kimberly ElDarrat
5251 Harbor Town Dr
Resident of The Brooks
kampearcy@gmail.com
815-761-4199

Sent from my iPhone



David Kunz <david.kunz@como.gov>

Opposition to Proposed Ashford Place Development Near The Brooks

Kimberly Pearcy <kampearcy@gmail.com>

Thu, Jul 24, 2025 at 9:47 PM

To: david.kunz@como.gov

Cc: jhenley2015@gmail.com, dequincy1@comcast.net

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Respectfully,

Kimberly ElDarrat
5251 Harbor Town Dr
Resident of The Brooks
kampearcy@gmail.com
815-761-4199

Sent from my iPhone



Patrick Zenner <patrick.zenner@como.gov>

[Planning]: Fwd: Ashford place

Lana Knedlik <lknedlik@gmail.com>
To: Planning@como.gov

Fri, Jul 25, 2025 at 5:52 AM

My email below did not go through. Hopefully this email works. See below.

----- Forwarded message -----

From: [Lana Knedlik <lknedlik@gmail.com>](mailto:Lana.Knedlik@gmail.com)
Date: Thu, Jul 24, 2025 at 11:33 AM
Subject: Ashford place
To: <david.kutz@como.gov>

Hi David:

I'm trying to better understand the proposed Ashford Place development near the Brooks. Could you please send me the plat map and any other relevant development materials that will be before the City Council. I looked on the City Council website for the materials, but could not readily locate them.

Thank you,
Lana Knedlik
913-488-1333



Patrick Zenner <patrick.zenner@como.gov>

[Planning]: Fwd: Ashford place

Lana Knedlik <lknedlik@gmail.com>
To: Planning@como.gov

Fri, Jul 25, 2025 at 5:52 AM

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From: [Lana Knedlik <lknedlik@gmail.com>](mailto:Lana.Knedlik@gmail.com)
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To: <david.kutz@como.gov>

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Lana Knedlik
913-488-1333



Patrick Zenner <patrick.zenner@como.gov>

[Planning]: Fwd: Ashford place

Lana Knedlik <lknedlik@gmail.com>
To: Planning@como.gov

Fri, Jul 25, 2025 at 5:52 AM

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Subject: Ashford place
To: <david.kutz@como.gov>

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Thank you,
Lana Knedlik
913-488-1333

July 29, 2025

Dear Members of the Columbia Planning & Zoning Commission:

We are writing because we strongly oppose the proposed rezoning application for the "Ashford Place" triplex development on the parcel owned by Troy Miller Properties, LLC. We live in The Brooks, and we are concerned about the proposed development for a number of reasons. Below are just some of our concerns:

***Decreased Property Values and Neighborhood Compatibility**

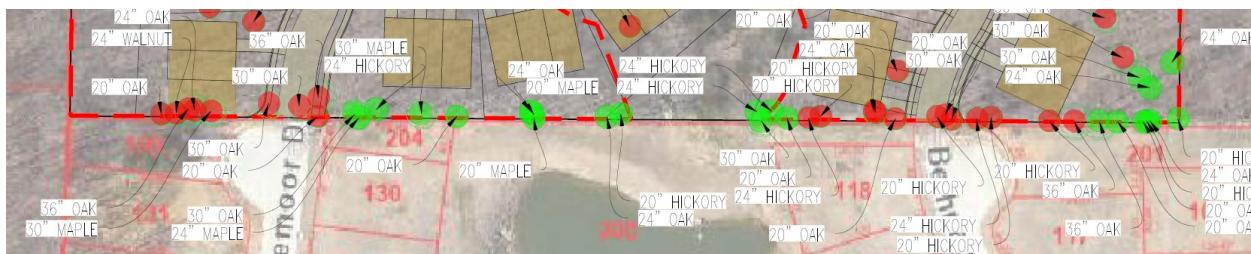
The proposed 77-unit triplex development should not occur adjacent to the single-family residential homes in The Brooks. Property values in The Brooks range from \$450K to \$800K+, and the introduction of high density housing will likely adversely impact property valuations and alter the residential nature of our neighborhood.

***Lack of Infrastructure**

The addition of 77 dwelling units to the neighborhood will dramatically change the traffic patterns for many families in The Brooks. Families living on Sagemoor Drive will be especially affected in a negative manner.

***No Real Buffer or Surviving Mature Trees**

The proposed plan contains no real buffer between the R-1 homes in The Brooks and the triplex development. The Forrest/Tree survey indicates that a number of mature trees along the property boundary will be removed, and that the triplex units will be situated only a few feet from the property line. Further, in our experience, many mature trees that are not slated to be removed still often die within a few years as a result of the construction. As such, we are concerned that there will be no meaningful buffer between The Brooks and the proposed triplex development.



***Parcels Below Grindstone Creek Should Be R-1**

Although we are not zoning experts, from a global planning perspective, Grindstone Creek seems to be a natural physical boundary for R-1 vs non-R1 zoning in general region. As shown in the map on the next page, all of The Brooks lies south of Grindstone Creek. There are also three undeveloped parcels south of Grindstone Creek (including the parcel at issue). If these three parcels are developed, we

believe that R-1 zoning for all three parcels is appropriate and that non-R1 zoning should only be considered north of Grindstone Creek.



*Alternative Parcel North of Grindstone Creek

To the extent that Mr. Miller's company is desirous of a triplex development, there is an alternative parcel nearby that may be more suitable for non-R1 zoning. Troy Miller Properties also owns the parcel just north of the proposed development, which is also north of Grindstone Creek. We believe the creek and surrounding trees would create a more natural boundary/buffer for the non-R1 development compared to the virtually non-existent boundary in the proposed development.



***Community Sentiment**

Based on discussions with my neighbors and comments on our neighborhood Facebook page, there is significant concern regarding this proposed rezoning.

We respectfully urge the City Planning & Zoning Commission to deny this rezoning request.

We request that this correspondence be included in the official record for this application and that we receive notification of all public hearings and decisions related to this matter.

Thank you for your consideration of these concerns and for your continued service to our community.

Respectfully submitted,

Lana Knedlik & Kasie Sly
502 Bandon Dunes Court
Columbia MO 65201



David Kunz <david.kunz@como.gov>

Ashford Place - Concerns -Do Not Approve

1 message

Lance Simons <lmsimons1@gmail.com>
To: david.kunz@como.gov

Tue, Jul 29, 2025 at 8:13 AM

Dear Mr. Kunz,

I regret that I will be unable to attend the meeting scheduled for August 7th. However, I would like to formally express my concerns regarding the proposed Ashford Place development adjacent to The Brooks subdivision.

My concerns are as follows:

- **Lack of Architectural Plans:** No renderings or detailed plans have been presented regarding building elevations, landscaping, or architectural design. The Brooks was developed with strict architectural standards, and introducing a neighboring development without similar restrictions could negatively impact both the safety and property values of our community.
- **Density and Parking Issues:** The proposed density, combined with units offering only one-car garages, raises concerns about traffic congestion and inadequate parking. The absence of designated visitor parking could lead to overflow into The Brooks, creating further strain on our infrastructure.
- **Unclear Ownership Structure:** There has been no clarification on whether the units will be owner-occupied or rentals. A mixed-use model often results in higher turnover, reduced property upkeep, and increased safety concerns.
- **Lack of HOA Covenants:** No homeowners association covenants or maintenance standards have been shared. Without these, there is a risk of under-maintained properties, which could diminish the value of adjacent homes.
- **Traffic Flow and Community Impact:** The proposed development would connect to The Brooks in two locations. Our HOA is responsible for maintaining common areas, and increased traffic from a high-density development could compromise both safety and the quality of life we've worked hard to establish.

For these reasons, I strongly oppose the approval of the Ashford Place development in its current form. The lack of transparency and planning details poses a significant risk to the integrity and safety of our community.

Thank you for your time and consideration.

Sincerely,
Lance Simons
The Brooks Community Member
573-818-4483



David Kunz <david.kunz@como.gov>

Case #231-2025

1 message

Martina Leach <leachmartina@icloud.com>
To: david.kunz@como.gov

Thu, Jul 10, 2025 at 3:58 PM

Hello

We live at 701 sagemoor dr. We bought this lot because it's on a cul de sac and was told no one will be building next to us because it's a flood zone , we payed extra for the lot and now it won't be cul de sac so that means more traffic so we will be a NO vote wouldn't have bought this lot if we knew that wouldn't be a cul de sac ! Thank you
Martina and Randy Leach



David Kunz <david.kunz@como.gov>

The Brooks Subdivision

1 message

Linda Huether <linda.huether@yahoo.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>
Cc: "jhenley2015@gmail.com" <jhenley2015@gmail.com>

Tue, Aug 5, 2025 at 8:04 AM

Dear Mr. Kunz:

We are writing to express our strong opposition to the proposed construction of Ashford Place adjacent to and connecting with The Brooks subdivision. Our primary concerns relate to public safety and the potential impact on the character of our neighborhood.

The Brooks currently experiences a steady flow of cut-through traffic between Rolling Hills and WW, particularly along Hoylake Drive. Many of these drivers exceed the speed limit and exhibit aggressive behavior, such as passing residents who are driving safely. This poses a serious danger to the many families, children, and pedestrians who walk throughout the neighborhood at all hours.

We are also deeply concerned about the potential increase in crime. This issue is particularly personal to us, as we previously lived in Belmont Village in north Columbia. When we moved there in 1997, it was a quiet and pleasant neighborhood. However, after low-income housing and apartments were built across Smiley Lane, the area changed dramatically. Cut-through traffic increased, and criminal activity followed—car chases (one which ended in front of our home), shootings, and break-ins became part of our reality. Eventually, we made the difficult decision to leave and built a new home in The Brooks seeking safety and peace of mind.

The Brooks is a quiet, family-oriented neighborhood. Those of us who live here are proud of our community and are committed to preserving its safety. Connecting Ashford Place to our subdivision would compromise that.

We respectfully urge you to reconsider this development plan and protect the well-being of our residents.

Sincerely,

Keith and Linda Huether
5254 Harbor Town Drive
Columbia, MO 65201



David Kunz <david.kunz@como.gov>

Ashford Place

1 message

Madison Sherer <madisonsherer1@gmail.com>
To: david.kunz@como.gov

Tue, Aug 5, 2025 at 2:14 PM

Dear Mr. Kunz,

I am writing as a resident of *The Brooks* to express my concern and strong opposition to the proposed housing development, Ashford Place.

Our community was thoughtfully designed with a cohesive layout, peaceful atmosphere, and balanced infrastructure that supports the current residents. Introducing a new housing center in the heart of our neighborhood would significantly disrupt the character and flow of *The Brooks*. Not only would it increase traffic and strain existing resources, but it would also compromise the privacy and property values of surrounding homes.

Thank you for your time and for representing the interests of our community.

Sincerely,
Madi Sherer



David Kunz <david.kunz@como.gov>

Ashford Place Development Opposition

1 message

Marisa DeArmas <marisadearmas@gmail.com>
To: david.kunz@como.gov

Mon, Jul 28, 2025 at 9:00 AM

Hi David,

My husband and I are writing to share our concerns about the proposed Ashford Place development adjacent to our neighborhood, The Brooks. We recently learned that the project would include 77 single-family attached rental units (triplexes), each with a single-car garage and no dedicated guest parking. While we support responsible growth in Columbia, this proposal raises several concerns about traffic, infrastructure, and the long-term impact on the surrounding community.

One of the things we've always appreciated about our neighborhood is its quiet, walkable feel and strong sense of community. Introducing a high-density development with minimal parking could lead to increased congestion, overflow parking onto neighborhood streets, diminished pedestrian safety, and long-term strain on city services.

Additionally, the lack of proactive communication around this proposal has been disappointing. There are still many unanswered questions about how the city plans to support infrastructure, manage traffic flow, and preserve the character of adjacent neighborhoods.

We urge you to reconsider the scale and design of this development. At the very least, we ask that the city engage the community more directly and ensure that future development aligns with the needs and expectations of those who live nearby.

Sincerely,
Luke and Marisa
Homeowners in The Brooks



David Kunz <david.kunz@como.gov>

Oppose Ashford Triplex Development

1 message

Matt Rhinehart <mjrjpj@hotmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Mon, Jul 28, 2025 at 8:25 PM

Subject: Request for Reconsideration of Planned Ashford Tri-Plex Development Near The Brooks

Dear David Kunz/ City Planner,

I'm writing as a concerned homeowner in The Brooks regarding the proposed tri-plex development near our neighborhood. My family and I recently moved into our home, making a major financial commitment based on the area's established residential character and family-friendly atmosphere.

The introduction of a high-density housing project like a tri-plex raises several concerns for us and many of our neighbors:

- **Impact on Property Values:** Homes in this area represent significant investments. Bringing multi-unit rental housing into close proximity threatens to devalue those investments, particularly if the property is marketed toward short-term renters or student tenants.
- **Child Safety and Neighborhood Security:** With young children in the neighborhood, the potential for increased traffic and reduced oversight from a more transient population raises real safety concerns.
- **Preservation of Community Character:** Our neighborhood is made up of long-term homeowners who contribute to a stable, engaged community. We worry that a tri-plex development may shift that dynamic in a way that is not in keeping with the surrounding area.

We understand that growth is part of any city's development, but we hope the City of Columbia will take the unique makeup of our neighborhood into account and consider alternative locations better suited for multi-family housing.

We would appreciate a chance for more community input before any final decisions are made and hope to see greater transparency and engagement moving forward.

Thank you for your time and for considering these concerns.

Sincerely,
Matthew Rhinehart

501 Bandon Dunes Ct, Columbia, MO 65201

573-818-4492

Mjrpj@hotmail.com

Get [Outlook for iOS](#)



David Kunz <david.kunz@como.gov>

Support for Proposed Development – Case #231-2025

1 message

Montmartre Apartments and Properties <info@montmartreproperties.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Thu, Jul 10, 2025 at 10:11 AM

City Council and/or Planning & Zoning Commission,

I am writing as the property owner of 3933 E Broadway, which is directly adjacent to the west of the proposed development referenced in Case #231-2025. I would like to formally express my support and approval of the proposed development as currently presented.

Thomas C. McNabb

(573) 445 - 9524



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

Monique White <white.monique68@gmail.com>
To: david.kunz@como.gov

Sun, Jul 27, 2025 at 4:35 PM

Dear David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention. In March of 2025, I made a petition to the City of Columbia to get safety measures established on Holyoke Dr. I have attached that letter for your convenience.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Monique White
[5333 Harbor Town Dr
Columbia, MO 65201](mailto:5333HarborTownDrColumbiaMO65201)



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

Nathan Bivens <bivensn.nb@gmail.com>
To: david.kunz@como.gov

Thu, Jul 31, 2025 at 8:33 PM

Dear Members of the City Planning Department,

I'm writing to express my concern about the proposed Ashford Place development adjacent to the Brooks neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. I believe the proposed triplex development does not represent the optimal use of this parcel. Alternative development approaches that better align with existing neighborhood density and character would serve both the community and the city's long-term planning objectives more effectively.

In addition, the proposed development represents a significant departure from the established single-family residential character of our neighborhood, where median property values approximate \$500,000. The introduction of higher-density housing may adversely impact property valuations and alter the residential fabric that defines our community.

There appears to be substantial community concern regarding this proposed rezoning. This collective apprehension reflects genuine concerns about compatibility and the precedent such approval might establish for future development in our area.

I respectfully urge the City Planning Department to deny this rezoning request and encourage development proposals that maintain compatibility with the established neighborhood character while meeting the city's broader housing and development goals.

I request that this correspondence be included in the official record for this application and that I receive notification of all public hearings and decisions related to this matter.

Thank you for your consideration of these concerns and for your continued service to our community.

Respectfully submitted,
Nathan Bivens
[4900 Glide Cv](http://4900GlideCv.com)
Resident of Columbia, MO



David Kunz <david.kunz@como.gov>

RE: Ashford Place (8/7 P&Z Meeting)

1 message

jpabwebber <jpabwebber@comcast.net>
To: david.kunz@como.gov

Thu, Jul 31, 2025 at 3:19 PM

I plan to attend the Planning Commission Meeting on 8/7 to voice opposition to the proposed 77 unit Triplex housing development.

Pat Webber
801 Sagemoor Dr

Never thought investing in The Brooks neighborhood would include becoming the access road for an unstable, high density, transient housing development.

Please let me know the address and room number of the meeting,
and what time.

Thank you
Pat Webber
217 971 5989

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place

1 message

Peter D <peternrebecca@gmail.com>
To: david.kunz@como.gov

Sat, Jul 26, 2025 at 7:13 AM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size-77 triplex units with single-car garages and no guest parking-raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure. Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns-they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities.

Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,

Peter Sloan
1143 Shore Acres Loop
Columbia Mo



P B <philip.birgenheir@gmail.com>

to me ▾

8:42 AM (6 hours ago)



Dear David, planning commission, developers and others to whom it might concern,

Thank you for taking the time to read my email. I am writing as a resident of The Brooks neighborhood to offer input on the proposed townhome development near our community. I do not oppose new housing and understand the need for affordable housing in Columbia, but I would like to share a few constructive concerns and suggestions to help ensure any new development is a welcome and successful addition to our area.

Specifically:

- **Parking:** One-car garage units do not meet the needs of our car-dependent community. In our community, families have two or three vehicles, and there needs to be more space for parking and cars. I would ask for consideration of 2-car garage units or include more spaces for parking for guests, like overflow lots.
- **Green Space and Community Amenities:** We do not currently have a park or dog park in our community, and providing a park or green space would go a long way towards fostering a sense of connectedness between The Brooks neighborhood and the proposed development.
- **Design and Aesthetic Integration:** I encourage the developers to consider architectural choices that complement the existing character of the neighborhood. High-quality materials, varied facades, and attention to scale will go a long way toward making the new homes feel cohesive with our community.

I oppose the current plan but would not be opposed given changes. Members of The Brooks community have pointed out that there might be another location possible for the currently proposed subdevelopment, and this might be a better fit overall for such a development, but I wanted to reach out and give my thoughts.

Sincerely,

Philip Birgenheir

The Brooks Resident



David Kunz <david.kunz@como.gov>

Against Ashford Place Development / Bordering The Brooks Subdivision

1 message

pete rans <peterans1006@yahoo.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Tue, Aug 5, 2025 at 11:09 AM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,

Raymond Rans
5255 Harbor Town Dr
Columbia MO 65201
Resident of Columbia, MO



David Kunz <david.kunz@como.gov>

Formal Comment Submission: Opposition to Proposed Ashford Place Development

1 message

Renee Jeffries <rdj1076@gmail.com>

Mon, Jul 28, 2025 at 9:09 AM

To: david.kunz@como.gov

Cc: jhenley2015@gmail.com, dequincy1@comcast.net

David,

In preparation for the upcoming **Planning Commission Meeting** on August 7, 2025, consider this email my formal written 'comment' to be included as part of the meeting outlining my opposition to the proposed **Ashford Place** development.

This 77 unit project raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure due to the proposed triplex style of living that only includes single-car garages and no guest parking.

Without sufficient parking and traffic planning, this development could lead to increased congestion on WW, overflow parking into other residential communities (i.e., The Brooks), and long-term strain on city services.

For me, the concerns around this proposed development transcend from the neighborhood-level all the way up into citywide planning, and thus deserve careful consideration.

I respectfully urge your office to reconsider this proposal and its impact on Columbia, and the residential communities that would be immediately impacted by such a development.

Thank you for your service, time and consideration on this matter, as we all work towards making Columbia an exceptional place to live, work, and play.

Sincerely,

Renée Jeffries
Resident of Columbia and The Brooks Subdivision
4908 Kenora Drive
Columbia, MO 65201



David Kunz <david.kunz@como.gov>

Proposed Ashford Place Planned Development

1 message

Rob Levinson <roblevinson85@gmail.com>

Thu, Jul 31, 2025 at 10:08 AM

To: david.kunz@como.gov

Cc: Kristen <k.levinson@yahoo.com>

Mr. Kunz:

In advance of the upcoming Planning Commission meeting on August 7, I am writing to express my opposition to the proposed Planned Development, Ashford Place, for the following reasons:

1. The density of the proposed development seems wildly inappropriate for the area. Nowhere within a 2-mile radius does this level of housing density (basically R-3) exist. The nearest community, The Brooks, has single-family homes on approximately 1/3-acre lots (13,000 SF+/-). The proposed lot sizes of Ashford Place are 1,848 SF, 14% of the size of the Brooks lots!
2. The proposal has three single-family homes crammed into the same amount of space as the surrounding area, with only 1 off-street parking space required per home. However, the driveways are so close together, it won't be possible to park cars on the street between them. Where will everyone park? Imagine if these become rentals to multiple college students per home.
3. Other than one circular roundabout median parcel (C4) there does not appear to be any common space for recreation. Will there be no playgrounds, fields, swimming pool, or other amenities for this community? Where will children play? In the detention pond?

Of course, when the existing zoning is PD, a developer can propose anything, but this proposal should have never made it past the counter of Planning and Zoning, let alone make it to a Planning Commission hearing. How does staff justify this level of density? Are they asleep at their desks?

I urge the Planning Commission to send this ridiculous proposal back to the drawing board.

Thank you for your consideration.

Sincerely,

Rob Levinson



David Kunz <david.kunz@como.gov>

Ashford Place PD

1 message

Robert Kirkpatrick <Rkirkpatrick47@pm.me>
To: David Kunz <david.kunz@como.gov>

Sat, Jul 26, 2025 at 4:24 PM

David, Please forward the following email to P & Z Commission members, thanks!

We are writing to express serious concerns regarding the proposed planned development of "Ashford Place" PD, adjacent to the northwest corner of The Brooks subdivision, as follows:

1. Density of the 24 acre development, 77 dwelling units.
2. Ingress/egress to the site will primarily be via Sagemoor Dr, and to a lesser extent, Bethpage and Kingston Heath Dr.
3. Sagemoor is a residential street, currently about 50% developed, which runs between Hwy WW (East Broadway) and the northern boundary of The Brooks, Phase 3. It is approximately 400-500 yards in length and is a straight line between the two points with no curvature or gradient to serve as natural traffic calming features. It also serves as a collector street for 3 east/west streets (Kingston Heath, Royal County and Estacada) which use Sagemoor to gain access to/from Hwy WW.

4. As residents of Sagemoor, we are already seeing frequent instances of speeding vehicles using the street for access to/from these side streets and WW.
5. When completely developed in The Brooks, Sagemoor will likely be at its safe traffic limits as a residential street.
6. Adding an additional 77 homes in the proposed PD with Sagemoor Dr as the primary ingress/egress will increase the traffic load past its safety limits.
7. Currently there is an ongoing issue on the east side of The Brooks development with Hoylake having been turned into a "pass through" street between WW and Rolling Hills Rd. Residents of that area are begging the city for help with high speed traffic cutting through the area. A similar situation will almost certainly occur with Sagemoor Dr, especially given its current wide open layout. Here is an opportunity for the city to proactively get out in front of an upcoming problem area **before** it develops.
8. As a former member of the Boone County Planning & Zoning Commission (12 years), the Boone County Board of Zoning Adjustment (12 years) and co-chair of the 1995 Boone County Long Range Steering Committee (4 years) I believe I know a bad plan when I see it. Ashford Place is a bad plan! We respectfully ask that approval of the PD be denied until such time as a better traffic plan for the entire area can be developed.

Thank you for your time and consideration,

Robert Keith & Peggy Kirkpatrick

713 Sagemoor Dr

Columbia, MO 65201



David Kunz <david.kunz@como.gov>

Ashford Place - Planning Commission Meeting 08/07/2025

1 message

Rodrigo Scorza <Rodrigo.Scorza@simmonsbank.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Mon, Jul 28, 2025 at 9:17 AM

Good morning Mr. Kunz,

I am certain you are receiving a large number of emails regarding the Ashford Place proposed development. I am not surprised as this would have a significant negative impact to The Brooks subdivision if allow to proceed.

I wanted to make sure I voice my opposition to this development and explain exactly why this would be detrimental to The Brooks.

- There is no available information on construction view of buildings or plantings. How do we know this won't clash with current architecture?
- Density is a big issue. This would be 25 triplex structures. This is certainly not the area for this type of development given there are hundreds of single family lots/homes adjacent to this proposal.
- The proposed single car driveways will certainly lead to street parking, which will crowd the area making it harder for regular traffic, collection services, and safety of children.
- There is no visitor parking which simply adds insult to injury to my previous comment.
- No open space planning for children. Again a safety issue.
- Tenants of this proposed development would certainly try and access The Brooks pool complex which they don't have the right to and would lead to a crowded amenity and again safety issue.

In summary, the development of this high density, mid-low quality construction, with potential lack of basic accommodations for tenants and visitors, as well as safety of children and potential unauthorized access to The Brooks pool complex will certainly be extremely detrimental to the demand for single family lots in The Brooks (especially phase III). Once demand for lots is gone and people begin to move out of the area and home value/prices begin to plummet, it'll be too late to do anything about it and a high quality, calm, friendly, and thriving neighborhood will be nothing but a memory. I for one will certainly not be there.

I hope dozens of people wither attend the meeting or share their concerns via email like I did and we put a stop to this unwanted and unnecessary proposal that is out of place and will negatively affect the investment of hundreds of home owners.

Thank you for your time.

Have a great week.



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

S <saminicole24@gmail.com>
To: david.kunz@como.gov

Sat, Jul 26, 2025 at 2:58 PM

To Whom It May Concern,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood, The Brooks. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Samantha Cruz
[4805 Kenora Dr](#),
Resident of Columbia, MO



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

SANDY THORNHILL <slt610@aol.com>
To: david.kunz@como.gov

Sat, Jul 26, 2025 at 4:37 PM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 multiple family rental units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

We also have valid security and safety concerns for our property and persons.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Jerry and Sandra Thornhill
464 Bandon Dunes
Resident of Columbia, MO

Sent from my iPhone

Ashford Place

1 message

Sara Grimes <sarabgrimes@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>
Cc: "jhenley2015@gmail.com" <jhenley2015@gmail.com>

Fri, Aug 1, 2025 at 7:36 AM

To the Members of the City Planning Department,

I am writing to formally express my opposition to the proposed rezoning application for the property designated as "Ashford Place," located behind my residence at 4816 Kenora Drive and adjacent to Sagemoor Drive, which serves as a primary access route for our neighborhood. I respectfully submit the following concerns for your consideration:

Property Values and Neighborhood Compatibility

The proposed development represents a significant departure from the established single-family residential character of our neighborhood, where median property values approximate \$500,000. The introduction of higher-density housing may adversely impact property valuations and alter the residential fabric that defines our community.

Land Use Optimization

After careful consideration of the site characteristics and surrounding context, I believe the proposed triplex development does not represent the optimal use of this parcel. Alternative development approaches that better align with existing neighborhood density and character would serve both the community and the city's long-term planning objectives more effectively.

Community Sentiment

Based on discussions with neighboring residents, there appears to be substantial community concern regarding this proposed rezoning. This collective apprehension reflects genuine concerns about compatibility and the precedent such approval might establish for future development in our area.

Infrastructure and Quality of Life Considerations

Any new development should demonstrate adequate infrastructure capacity to support increased density without compromising the quality of life for existing residents. This includes considerations for traffic patterns, utilities, and community services.

I respectfully urge the City Planning Department to deny this rezoning request and encourage development proposals that maintain compatibility with the established neighborhood character while meeting the city's broader housing and development goals.

I request that this correspondence be included in the official record for this application and that I receive notification of all public hearings and decisions related to this matter.

Thank you for your consideration of these concerns and for your continued service to our community.

Respectfully submitted,

Sara Grimes

**Patrick Zenner <patrick.zenner@como.gov>**

[Planning]: Ashford Place issues

Shannon Schroeder <shannon0358@gmail.com>

To: Planning@como.gov, ward6@como.gov

Thu, Sep 4, 2025 at 9:00 AM

I'm writing to express my concern about the proposed development of Ashford Place. This area is already heavily developed, and traffic is already very heavy. With the development of Old Hawthorne & The Brooks, traffic has exponentially increased. Adding an additional 77 homes, with what sounds like very limited parking, is just adding to an already congested road.

WW is 2 lanes, no shoulder, very limited traffic management. Trying to turn either onto or off of WW at El Chaparral requires precise timing and frequently feels like you are taking your life in your hands. This intersection already requires more than just a stop sign entering WW, with no mitigation on WW itself. There have been numerous accidents, and it's just a matter of time before one is deadly. Any accident shuts down WW, and this is with the current traffic flow, rather than adding additional traffic.

Adding additional housing to an already heavily populated area is just asking for additional issues, traffic and neighborhood alike.

Sincerely,
Shannon Schroeder



David Kunz <david.kunz@como.gov>

Re: [Planning]: Ashford Place issues

Patrick Zenner <Patrick.Zenner@como.gov>
To: Shannon Schroeder <shannon0358@gmail.com>
Bcc: david.kunz@como.gov

Thu, Sep 4, 2025 at 9:06 AM

Your comments have been received and will be shared with the Planning and Zoning Commission and City Council as they consider this request.

Sincerely,

On Thu, Sep 4, 2025 at 9:00 AM Shannon Schroeder <shannon0358@gmail.com> wrote:

I'm writing to express my concern about the proposed development of Ashford Place. This area is already heavily developed, and traffic is already very heavy. With the development of Old Hawthorne & The Brooks, traffic has exponentially increased. Adding an additional 77 homes, with what sounds like very limited parking, is just adding to an already congested road.

WW is 2 lanes, no shoulder, very limited traffic management. Trying to turn either onto or off of WW at El Chaparral requires precise timing and frequently feels like you are taking your life in your hands. This intersection already requires more than just a stop sign entering WW, with no mitigation on WW itself. There have been numerous accidents, and it's just a matter of time before one is deadly. Any accident shuts down WW, and this is with the current traffic flow, rather than adding additional traffic.

Adding additional housing to an already heavily populated area is just asking for additional issues, traffic and neighborhood alike.

Sincerely,
Shannon Schroeder

--
Patrick R. Zenner, Development Services Manager
City of Columbia - Community Development Department
<701 E. Broadway>
<Columbia, MO 65201>
(573) 874-7246

Please update your contact info. My email has changed to patrick.zenner@CoMo.gov

Why apartments inside The Brooks?

1 message

Sorochi Esochaghi <socc23fan@gmail.com>
To: David.kunz@como.gov

Thu, Aug 14, 2025 at 4:53 PM

Dear Mr. Kunz,

I got your name and email address and was told that you would be the appropriate person to address my concerns regarding Ashford place. I'm hoping that you're able to answer some of my questions.

I was privileged enough to buy my first home a few months ago in The Brooks after having lived in apartments for over two decades. I am therefore not against apartments. In fact, I believe that more options for apartment complexes in Columbia would be welcome and is needed. However, why would someone come and place apartments inside our single family community?

I was intentional about buying a home in a single family home neighborhood. The Brooks was advertised as such--a single family neighborhood with new builds in a quiet, safe environment that is still close to everything Columbia has to offer.

It has therefore come as a shock and surprise to hear that developers are now planning to place high density rentals inside of The Brooks. Admittedly, I don't know much about neighborhood planning and I don't know how common it is to place apartments in single family neighborhoods. I've just never heard of this before and would never have guessed at the time that I was searching for a home that this would even be a possibility. I would not have bought a home here if I was made aware of that. I wanted to live in a neighborhood--not in a residence with apartment complexes. I feel like I was lied to and told that this new neighborhood would be one thing and now I'm finding out that the intention is for something else entirely. I feel deceived.

It is outrageous to me that someone would build these high density apartments inside our neighborhood and the only way to get into and out of the new development is by going through our neighborhood. I'm honestly flabbergasted by this as it's not anything that I've ever heard of. Usually, single family home communities have just single family homes in them, right? It's very unusual that one would build an apartment community inside an existing single family neighborhood, right?

I feel that this is very unfair to owners in The Brooks because from talking to my neighbors, we had the impression that our neighborhood would be single family homes and not house an entire community of high density rentals. That lifestyle is what I was hoping to escape from when I moved out of apartments.

Like I said previously, I don't know much about how cities build homes and other housing developments but doesn't it make sense to have single family homes and apartment complexes separately? Why build apartments inside single family communities? Our community is governed by an HOA that holds up certain standards for homeowners and residents but with the planned development, there will be other residents inside the community, using the same roads and neighborhood regularly who are not at all governed by our HOA and not held to those same standards. How do you hold anyone accountable?

Essentially, I see no positive benefit to us who already live in The Brooks. This planned complex can only detract and take away from our home and living experience. It offers us no benefits whatsoever. But whether it is increased crime, increased noise and traffic, disturbances, etc, all that would be expected to increase in our neighborhood because of this new development. I don't see any benefit to us whatsoever.

The traffic issue is also not one that should be overlooked. I live on Royal County Road. Has the city tried taking a drive at say about 9am in the morning heading towards the downtown area or towards the highway? The traffic there at times is already maddening. Try again at about 3 or 4 pm. As more single family homes in The Brooks are completed, if we were to add on these 77 units of high density rentals, there is no way that these traffic issues would not worsen and overflow into my street which transects Sagemoore street where this development is planned.

Please let me know if you can address any of the concerns and questions that I mentioned above. If we as residents have any say at all, I wish to have my voice registered as against the building of this new development. Please also keep me abreast of any other news regarding Ashford place. I'd like to attend any meetings that might take place in the future to discuss this issue. Thank you for hearing me out.

Sincerely,

Sorochi Esochaghi

"TRUE education does not ignore the value of scientific knowledge or literary acquirements; but above information it values power; above power, goodness; above intellectual acquirements, character. The world does not so much need men of great intellect as of noble character. It needs men in whom ability is controlled by steadfast principle."

-- Education, Ellen White - page 225

Utopia: <https://www.amazingfacts.org/media-library/media/e/17268/t/utopia>

Comments for Planning & Zoning Commission Meeting - August 7th - Ashford Place

Steve Smith <stevesmith7326@gmail.com>
To: david.kunz@como.gov

Fri, Jul 25, 2025 at 9:44 AM

Hello. Hello. My name is Steve Smith. My wife and I live in the 700 block of Sagemoor Drive near the proposed new development tract for Ashford Place. You had previously suggested that I contact Mr. Sims at Crocket Engineering. I did submit questions but received no reply.

My wife and I plan to attend the City Council meeting on August 7th with regards to Ashford Place. I do have some questions and concerns. It's my understanding that questions and comments need to be submitted in writing prior to the meeting, so please refer to the remainder of this email below for my comments and questions I'd like to include for consideration.

1. Presently, Sagemoor Drive ends in a circular turnaround spot in the 700 block. According to the proposal, Sagemoor Drive will be extended beyond the 700 block and made into a through street. This will obviously mean a significant increase in traffic on Sagemoor Drive since people traveling to Ashton Place will be turning from and onto Broadway/WW. There is a also downhill slope from Kingston Heath to where Sagemoor Drive currently ends. It is our concern that traffic going downhill through Sagemoor in the 700 block may tend to see drivers picking up speed as they go from The Brooks subdivision into the new Ashford Place subdivision.

If the Ashford Place subdivision is approved, **can a speed bump be added at the point where The Brooks subdivision will transition into the Ashford Place subdivision?** This should alleviate the concern of speeding traffic. Traffic will need to slow to a reasonable speed as drivers cross from one subdivision to the next.

2. The proposed tract for Ashford Place is currently heavily wooded. At the border where The Brooks subdivision meets the tract for the proposed Ashford Place subdivision there are numerous large trees.

We request that **not all of the trees in that border area be razed** - that several trees remain in order to help create a barrier and establish a clear transition between The Brooks and Ashford Place and to retain some of the woodsy feel in the area. **Can that be accommodated?**

3. What is the projected price point range for the new single-family attached units and what will they look like?

Those of us living in The Brooks have spent a small fortune for our homes averaging between \$450k to \$750k - well above the median home prices for Columbia - and are concerned that new construction of properties that would be valued lower than homes in The Brooks could also lower our property values.

4. Will the units in Ashford Place be subject to a Home Owners Association?

People living in a Home Owners Association (HOA) are generally required to keep their properties maintained to a higher standard which helps neighboring properties retain their property values. Our neighbors at The Vineyards and Old Hawthorne belong to HOAs so it would be agreeable if those living in the new Ashton Place subdivision abutting The Brooks were also subject to an HOA.

5. The floor plans for each of the proposed units show only a 1-car garage. Many families have more than one vehicle whether it be a young working couple raising a family, a single parent with one or more children above the age of 16 who drive, or a retired couple. In a community of 77 units there may also be people who own recreational vehicles, boats, campers, and so on. This can lead to a large number of vehicles and trailers parked on the street.

Where will all the additional vehicles park?

Thank you for considering these items.

Sincerely,

Steve Smith



David Kunz <david.kunz@como.gov>

Concern about Ashford Place Development

1 message

Susan Bartel <sbartel@icloud.com>
To: david.kunz@como.gov

Sun, Jul 27, 2025 at 9:56 AM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. I live on Stayton Ferry Loop in the Brooks neighborhood. We are a high density neighborhood. With the suggestion of a project of triplex units that will be rentals (confirmed by developer this week) tied into our neighborhood causes concern about several factors.

I understand the need for affordable housing in Columbia. However a project of this planned size and use added to a neighborhood of \$500,000 and up houses seems ill advised. We already suffer serious issues with traffic and safety and the neighborhood is still under development.

WW is already burdened with safety and infrastructure issues serving multiple high density neighborhoods already. Adding rental property increases the concern for safety, noise, traffic, and property values for the city as well as the neighborhoods.

Environmental issues are also a concern with the mass of trees that will be cut down and lack of green space suggested by the information I read. I respectfully urge your office to reconsider this proposal and its impact on nearby communities and the city in general.

Thank you for your service and consideration.

Sincerely,
Susan M. Bartel



David Kunz <david.kunz@como.gov>

8/7 Meeting

1 message

slph@me.com <slph@me.com>
To: david.kunz@como.gov

Wed, Jul 30, 2025 at 4:30 PM

I recently moved —like 6 days ago —into The Brooks. I'm kinda a low-key person but I will make every effort to attend this meeting. I'm not sure my voice would carry much weight being so new, but I'm willing to speak.

I could say I'm shocked to learn this news having moved here for the quiet lifestyle. I'm appalled the city would consider approving an apartment complex adjacent to such a neighborhood. I am honestly not clear on the exact location but understand it will adjoin the subdivision. The idea of an apartment complex of any kind devalues everything —property, way of life, peaceful environment. I'm disappointed to learn this news having just chosen the Brooks for all the opposite reasons. I am a retired Columbia School Teacher who has lived the past 30 years in the country outside city limits, so it's been a drastic move to decide to move back to town. I thought I'd found the perfect, peaceful place. In the midst of moving boxes, I get this news and I'm shocked it would be allowed and extremely disappointed. Apartments say students to me and that would ruin the atmosphere here. Regardless, the sheer number of cars/traffic would drastically change life here. It makes me very sad. Please do not allow this to pass.

Susan Phillips
5054 Hoylake Drive
573-819-9670



David Kunz <david.kunz@como.gov>

Ashford Place

1 message

Lewis Haupt <dequincy1@comcast.net>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Fri, Aug 1, 2025 at 1:20 PM

David,

Thank you for the time you were able to personally visit with me a couple weeks ago to discuss the proposed Ashford Place development.

I just want to formally send this email stating my opposition to the proposed development as submitted by Troy Miller at the end of Sagemoor Drive here in Columbia, Missouri. There are numerous reasons such as the highly increased density of this development immediately adjacent to single family homes; in essence tri-plex rental apartments; lack of overflow parking spaces for the number of units proposed; and numerous others.

I plan on speaking of those and other items at the meeting next Thursday.

Thank you again for all your help and assistance.

Terry Haupt



David Kunz <david.kunz@como.gov>

Ashford Place

Tim Daugherty <TimDaugherty@proton.me>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Sun, Aug 3, 2025 at 1:25 PM

Dear Mr. Kunz,

After reading your well-written agenda report for the August 7 meeting, I wondered if it's possible that my email to you on July 24 was misconstrued as "in support." If so, I apologize for not achieving clarity. While I support smart growth/change and welcome new neighbors, **I oppose this particular plan**. In fact, your report underscores how an initially bad plan has been modified over time to be even worse for Columbia.

A conflict with my foster son's Special Olympics activity prevents me from attending the upcoming meeting, but I will be following with great interest.

In opposition (and with gratitude for your time and attention),
Tim

Tim Daugherty
909 Sagemoor Dr.
tim.daugherty@proton.me
tداugherty@missouristate.edu
417-849-7792

Sent with Proton Mail secure email.

[Quoted text hidden]



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

2 messages

Tom Greene <tdg31490@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Fri, Jul 25, 2025 at 8:13 PM

Good evening David,

I'm writing to express my utmost concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure. That's ridiculous. My kids love to play on the sidewalks and this will not be safe.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully and strongly urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Tom Greene
[1146 Shore Acres Loop](http://1146ShoreAcresLoop.com)
Resident of Columbia, MO

David Kunz <david.kunz@como.gov>
Draft To: Tom Greene <tdg31490@gmail.com>

Mon, Jul 28, 2025 at 8:39 AM

Thank you for your comments. I have saved your email and it will be made available to the Planning and Zoning Commissioners for the meeting on 8/7 through the published agenda under public correspondence for this respective case.

If you have any questions, please feel free to reach out to me. Thank you!

Sincerely,

David Kunz

Planner | Community Development

City of Columbia

701 E. Broadway

P.O. Box 6015

Columbia, Missouri 65205-6015

(573)817-5006

David.Kunz@CoMo.gov

[Quoted text hidden]



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

Tori Yoakum <toriyoakum@gmail.com>
To: david.kunz@como.gov

Fri, Jul 25, 2025 at 9:28 PM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

Thank you for your service and consideration.

Sincerely,
Tori Yoakum
[1029 Brockton Dr](http://1029BrocktonDr.com)
Resident of Columbia, MO



David Kunz <david.kunz@como.gov>

Opposition to Ashford Place Development

1 message

Trinity McCoy <tfcmcroy.14@gmail.com>
To: "david.kunz@como.gov" <david.kunz@como.gov>

Sat, Jul 26, 2025 at 4:31 PM

David,

I'm writing to express my concern about the proposed Ashford Place development near our neighborhood. A project of this size—77 triplex units with single-car garages and no guest parking—raises serious issues related to traffic flow, pedestrian safety, and inadequate infrastructure.

Without sufficient parking and traffic planning, this development could lead to increased congestion, overflow parking into surrounding residential areas, and long-term strain on city services. These are not just neighborhood-level concerns—they're citywide planning issues that deserve careful attention.

I respectfully urge your office to reconsider this proposal and its impact on nearby communities. Please keep me informed of any upcoming public meetings or hearings.

I vote NO, I do not want this to happen.

Thank you for your service and consideration.

Sincerely,
Trinity McCoy
Estacada Dr
Resident of Columbia, MO

----- Forwarded message -----

From: John Shinn <jshinn.2016@mail.com>

Date: Tue, Dec 23, 2025 at 7:46 PM

Subject: Re: Ashford Place City Council Dates - Case # 231-2025

To: David Kunz <david.kunz@como.gov>

Greetings, David.

Please see attached Content Sheet/Response: SECTION A and B - OPPOSITION ASHFORD DEVELOPMENT

"LEGAL OPPOSITION ASHFORD PLACE (12-23-2025)

10 ACRE PARK - WHERE IS IT?"

Please forward this email and attached letter to the city legal department, city council and city council members. If this approval is to be granted "as is" without needed changes or complete redesign... it will be what I think it is...abdication and dereliction of duty to insure that the city's citizens interests are indeed effected. The required (10 acre) park and trail connections were certainly wanted, granted and rightly so... as this area is in definite need of these facilities.

A 10 acre public park is enough space in that it is usable space for possible elements such as a soccer field, 2 full size basketball courts, a small playground and associated parking, sidewalks, sidewalk connectors to adjacent subdivisions and trail connectors and is important/relevant to the citizens. The location is central to the subdivisions/development around it.

Procedurally and Content wise this whole thing is a mess. The city staff and developer (with city staff support) has cherry picked the conglomeration of incoherent and contradictory code if you can call it that; always in favor of whatever the developer desires; done nothing but benefit the developers; while ignoring the public's interests in this matter (trails connections and 10 acre park and all the other voiced concerns at previous meetings... (incredible) - and the developer has offered no solutions.

I dont blame you as the city staff member assigned to this boondoggle, you have been good to work with. But, the city staff that previously shephered this mess the last 16 years had their heads in the sand to put it politely.

I mean, seriously; how can the city legitimately manage to even propose an attempt to legitimize losing a previously negotiated/required 10 acre park space connecting the adjoining trail system and neighborhoods, plus the future development around it? 300 units ... ya right....Incredible inept mess.

We will be at the meetings and we are most definitely motivated.

Thank You, John Shinn

**LEGAL OPPOSITION ASHFORD PLACE (12-23-2025)
10 ACRE PARK - WHERE IS IT?**

SECTION - A: WHERE IS THE REQUIRED CITY OF COLUMBIA 10 ACRE PARK? :

JOHN SHINN (opinions) & CITIZENS' CONTENTION AND QUESTIONS REGARDING CITIZENS 10 ACRE PARK:

We keep being told that 10 acre park will happen when the 300th unit is platted...I disagree...**The 10 acre park is required NOW.**

IF the city government, city council, staff etc does not fulfill the civic duty in protecting the public's vestment in this matter and in fact abdicates the public interest via dereliction of public duty....,

THIS is what is going to happen – We the citizens will never get the promised and required 10 acre park because the developers of the remaining properties will and are logically planning/colluding to never build or propose a 300th unit in my opinion/analysis. A rational profit driven (as is normal) developer(s) would plan to not have to turn over 10 acres of developable property by NOT building a 300th unit as called out in the 2010 SOI. Make no mistake; the developers are not benevolent in this matter and could care less about the public's concerns and legitimate requirements including the trail and 10 acre park.

Which remaining of the 3 tracts left - property owner gets stuck with providing the 10 acres that is and was promised to the city?... for if I were the last owner in this chain of dominoes; I would contest whether I should have to provide that 10 acres and in all probability would win that argument.

You really have to ask yourself – what the heck is the city planning department thinking because from my observance they are not looking out for the citizen interests in this matter in my opinion.

1) **** The subdivision of Tract 5 from 1 unified legal property parcel/tract into 4 legal parcels effectively requires re-evaluation and updating of the 2010 SOI and subsequent 2017 SOI and was/is a major modification to the governing code(s) resulting in the subsidiary negation of the administration of the original SOI. This property now requires rezoning at a minimum.

In essence the agreements/requirements of the 2010 SOI governing Tract 5 are rendered invalid by the subsequent subdividing of Tract 5... especially in

regard to allocating the 10 acres required for a city park in order to obtain the original zoning classification and annexation into the city limits.

This is a subdivision, zoning and legal PROCEDURAL issue and well as a content of Statement of Intent issue.

Tract 5 no longer exists as a legal property and the SOI's are supposedly applicable to Tract 5.

(In fact rezoning should have occurred at subdividing of Tract 5 and the SOI should have been amended at that time to provide the required 10 acre park via a design for location, access and the platting of the park – all should have occurred at that time – again a procedural and content error).

(As part of this approval of Ashford Place (if approved) the 10 acre park is to be required as intended)

2) **** 10 ACRE PARK is required upon development of 300 Units on Tracts 3, 4, and 5 cumulatively. Where is the park proposed to be on the remainder of TRACT 5 (which legally no longer exists)? ...

3) **** If the city staff is going to continue to contend that Tract 5 is still relevant even when parcelled out into 4 legal parcels (which effectively negated the relevance legally and logically of Tract 5 – and is a procedural error in the legal development process)... and continue to apply the SOI intended for all of tract 5 to each individual one of the now 4 legal parcels that were parts of Tract 5, AND If the city (city staff) is now proposing to continue to wait until the 300th unit is built/proposed... THE CITY is being swindled out of the promised and required 10 Acre park.

At this time and juncture in the process - The city has the right to require the platting and setting aside of the land for the 10 acre park because of all the subsequent mistakes outlined herein; and it is incumbent procedurally and regarding content that in fact the City Administration insure that the the City's Public Interest is effected, especially regarding the 10 acre park.

This citizens of this community are being swindled in my opinion. This lack of action/effecting legal authority/advocacy on the city's part in maintaining advocacy and enforcing the public's interest in this development by ensuring the 10 acre park is built within the confines of the former legal area known as Tract 5; is absolutely astonishing.. when Tract 5 effectively and legally no longer exists.

4. REQUIRE NOW that this city act in accordance with public duty/interest; ensure that the 10 acre park promised is actually provided in the confines of what is left of the property that was known as Tract 5 (this is now minus the property area taken up by the BROOKS PHASE 1). This park is capable of providing a college regulation soccer field (possibly multi use with other field types), two college size basketball courts, affiliated playground area, smaller picnic structures/seating, restrooms, affiliated offstreet parking, connecting sidewalks/trails to adjacent roads and trails system(s), and possibly a larger gathering pavilion – depending on design with 10 acres.

PER 2010 DEVELOPMENT AGREEMENT (IN 2010 SOI?):

f. At the time Developer obtains final plat approval of the 300th dwelling unit in Tracts 3, 4, and 5 and if the City so requests at that time or such later date as may be requested by the City, Developer shall convey at no charge to the City up to 10 acres of real estate reasonably located, as mutually agreed by the Parties, within Tract 5 for use as a park. Said 10 acres shall be located within Tract 5 such that its use as a park is beneficial to the Developer Tract as a residential development. The City shall develop said park as soon as reasonably possible subject to the City's public improvement process and the availability of appropriated funds, and same shall be maintained and operated by the City in the same manner as other City parks. g. Developer shall grant easements at no charge to the City for trails along the North fork of Grindstone Creek through Tracts 4 and 5 in conjunction with final plat approval within Tract 4 or 5. The location of said easements shall be reasonably located in close proximity to Grindstone Creek with the precise location to be determined by the City Parks and Recreation Department. The location of said trails shall not unreasonably interfere with the development of Tract 4 or 5.

STAFF REPORT – (REITERATING SAME INFORMATION PER 2010 DEVELOPMENT AGREEMENT:

3(F) – Upon the final platting of 300 dwelling units within tracts 3, 4, or 5, the developer shall convey at no charge up to 10 acres of real estate for the purpose of a public park. The 10 acres will be in tract 5. - There will not be 300 dwelling units created in tract 5 with this request when combined with the 87 units in tract 5 as part of the Brooks Phase 1. No development has occurred on tracts 3 or 4 at this time. 3(G) – The developer shall grant easements for trails along the North fork of Grindstone Creek through tracts 4 and 5 in conjunction with final plat approval within tracts 4 or 5. - This will be secured at the time of final platting. Case #231-2025 Ashford Place PD Plan PD Plan, SOI & Preliminary Plat

SECTION - B: UNNECESSARY DEVIATION FROM STANDARDS – NOT STRICTLY COMPLIANT WITH CODE/STANDARD per email with David Kunz representing city staff:

JOHN SHINN – REBUTTAL – Design Exceptions were recommended by staff below with no legitimate object reason to do so and made subjectively with no technical infeasibility...so staff's opinion is that is ok to just allow, my opinion and others citizens opinions are to contrary and evidently don't matter but they do and according to law more so. My opinion and the citizens opinions are relevant in that they are objective to standards applied. **Objectivity and Standards - Enforce the code as written.**

1. Lot width is fewer than 30 feet (29-4.1 table 4.1-1 of the UDC)
2. Lot area for single-family attached dwellings is fewer than 3,500 square feet (29-4.1 table 4.1-1 of the UDC)

In my opinion; it is not the job of the staff to recommend variances (design exceptions) when there is no technically infeasible reason to do so... in staff's opinion this does not matter. OK; then enforce the standard with no variances (design exceptions). I still contend that following the standards without design exceptions allowed, reduces the number of units... in either case there is no technical infeasibility to permit deviation.

I think this is a city planning department that is not advocating for or protecting the interests of the citizens of Columbia and the City Zoning Code needs to be revamped to eliminate as much as possible subjectivity in development of properties. Because leaving issues such as this to opinion is not acceptable.

John,

Please see your questions below, bolded, and my responses, italicized, following.

- 1. Tract 5 was split into four separate parcels - I would like the documentation of the City action that authorized this action - when and by what documents that executed this action? I also will need access to or copies of these documents.**

This was done via tract split in 2013. It can be found through the County Recorder (<https://boonemo.icounty.com/search>) under book 4216 page 23 under the "instrument search" tab as a survey.

2. I believe the UDC should be strictly followed with no design exceptions... from what I am seeing this enables more actual buildings and living units per acre than if the UDC was strictly followed - correct?

This is not correct. The unit/acre density approved in 2010 was prior to the definition of net developable acreage being included in the City Code of Ordinances. The current SOI they're requesting for approval does not consider density in terms of units/acre. It just discusses the comprehensive number of units. The 2010 zoning for this site allows 4 units/acre, with acre meaning gross acreage. They are entitled to pursue what was considered in 2010 (please see Sec. 29-1.9(f) of the UDC relating to PUD zone districts established prior to UDC adoption). It is evidenced by the maximum number of units noted in the adopted SOI for the site in 2010 (538 units over 134.59 acres) that net developable acreage was not how the unit/acre density was being evaluated, and we cannot change their entitlements from previously approved PUD zoning because a definition was added after their SOI was approved. What they are proposing now is in the spirit of what was approved for their zoning in 2010 but is an updated SOI, which is required when submitting a PD plan.

3. What is/are the specific reason(s) for each of the design exceptions; and what is/are the reason(s) for the recommendation by staff that they be permitted? I see no technical infeasibility to permit or recommend the design exceptions.

The design exceptions are sought because the lot configuration they're pursuing (ABDC lots) is not accommodated within base zoning districts. We are recommending this plan for approval because what they are proposing aligns with what was considered for this tract in 2010 when the zoning was established. Additionally, I see little to no value in requiring there be two additional feet of width for each dwelling unit, and little to no value in requiring the lot configuration be ABC, removing the common lot element for each group of 3 units. This would not result in material change to the development. It would be the same amount of land with the same amount of dwellings (although each dwelling would be 2 feet wider).